



84 Vincent Road | | Norwich | NR1 4HH

Guide Price £230,000

****GUIDE PRICE £230,000 - £240,000 BAY FRONTED WITH A LARGE MATURE REAR GARDEN**** Nestled in the highly desirable Thorpe Hamlet area, just a short stroll from the vibrant city centre, this charming bay-fronted two-bedroom mid-terrace home perfectly blends character with modern comfort. Beautifully presented throughout, the property welcomes you with a bright and inviting lounge featuring an attractive bay window, flowing through to a cosy dining room ideal for entertaining, alongside a well-appointed kitchen and stylish modern shower room. Upstairs, two well-proportioned bedrooms are accessed from the landing, creating a comfortable and practical layout. Outside, the home continues to impress with a neat low-maintenance front garden and a wonderfully generous, mature rear garden offering a peaceful retreat, complete with a versatile studio outbuilding perfect for a home office, creative space, or gym. With double glazing, gas central heating, solar panels and excellent condition throughout, this delightful home represents a fantastic opportunity for first-time buyers or savvy investors seeking a property in one of the city's most sought-after locations.





While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, window, wall and any other items are approximate and not responsible for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee will be given. Made with Metaphor (2020)

Location

Thorpe Hamlet, lies just to the east of Norwich City centre within walking distance to the railway station and Riverside development (offering restaurants, bars, cinema and gym). There is great access into the City centre itself, riverside walks, Mousehold Heath and A47 Southern Bypass.

Accommodation Comprises

Front door to:

Lounge 13'1" x 10'10"

Double glazed window, radiator.

Dining Room 10'11" x 10'10"

Double glazed window, radiator.

Kitchen 8'7" x 6'3"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine and dishwasher, double glazed window.

Shower Room 6'5" x 6'3"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 10'10" x 10'8"

Double glazed window, radiator, storage cupboard.

Bedroom Two 10'11" x 10'11"

Two double glazed windows, radiator.

Outside Front

Low maintenance garden with path to front door.

Outside Rear

Timber decking seating area, mature plants and shrubs, lawned garden, timber shed, enclosed by timber fencing.

Studio 11'2" x 5'10"

With power and lighting.

Local Authority

Norwich City Council, Tax Band A.

Tenure


Freehold

Utilities

Cable broadband.

Mains gas, water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band A

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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