



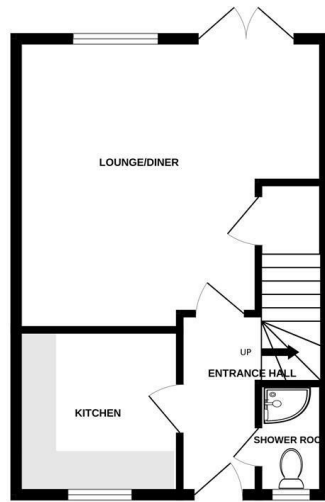
30 The Sidings | | Norwich | NR1 1GA

£300,000

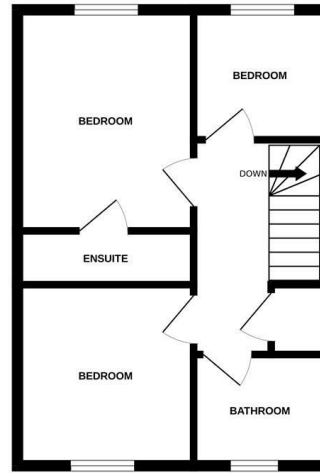
****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to present this modern and well maintained three-bedroom end-terrace home, peacefully tucked away in the highly sought-after Thorpe Hamlet area of Norwich. Offering spacious and versatile accommodation throughout, the property comprises an entrance hall, a generous lounge/diner ideal for entertaining, a well-appointed kitchen and a contemporary shower room to the ground floor. Upstairs, there are three bedrooms and a family bathroom off the landing, with the principal bedroom enjoying the added luxury of its own en-suite shower room. Outside, the home benefits from a driveway providing off-road parking and a private, enclosed rear garden perfect for relaxing or hosting guests. With double glazing, an energy-efficient ground source heat pump system and the added advantage of being offered with no onward chain, this superb property would suit a wide range of buyers – early viewing is highly recommended.



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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:

Entrance Hall

Doors to lounge/diner, kitchen, shower room and stairs to first floor.

Lounge/Diner 15'11" x 14'3"

Double glazed window, patio doors, cupboard, underfloor heating.

Kitchen 9'5" x 8'5"

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

Shower Room

Shower cubicle, low level WC, frosted double glazed window, underfloor heating.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 11'6" x 9'1"

Double glazed window, radiator.

En-Suite

Shower cubicle, low level WC, hand wash basin.

Bedroom Two 9'4" x 9'1"

Double glazed window, radiator.

Bedroom Three 6'9" x 6'9"

Double glazed window, radiator.

Bathroom

Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Driveway providing off road parking.

Outside Rear

Patio area, lawned garden, mature shrubs, enclosed by timber fencing with side gate access.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold


Service charge £178.78 per annum

Utilities

Fibre to the property.

Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		91
(69-80) C	79	
(55-68) D		
(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 B

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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