







57 Riverside Road I I Norwich I NR1 1SR

£270,000

BAY FRONTED TERRACE OVERLOOKING THE RIVER Gilson Bailey are delighted to offer this attractive and well-presented, two bedroom bay-fronted mid-terrace house with the added benefit of a versatile loft room, enjoying lovely views over the river and positioned within walking distance of Norwich City Centre. Presented in excellent condition throughout, the property offers characterful and flexible accommodation comprising a bay-fronted lounge, separate dining room, fitted kitchen and WC to the ground floor. Upstairs, there are two well-proportioned bedrooms and a bathroom off landing, with stairs continuing up to the useful loft room, providing an excellent additional space for a variety of uses. Outside, there is a small bisected rear garden featuring a raised seating area, creating a pleasant spot for relaxing and enjoying the outdoors. Further benefits include double glazing, gas heating and attractive river views. Combining excellent presentation, additional loft space, character and a convenient location close to the City Centre, this appealing home would make a fantastic first-time purchase, so be quick to book a viewing.

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Location
The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

Accommodation Comprises
Front door to:

Lounge 14'6" x 11'8"
Double glazed window, radiator, cast iron fireplace.

Dining Room 11'8" x 11'3"
Radiator, cast iron fireplace, cupboard.

Kitchen 10'11" x 8'2"
Fitted wall and base units with worktops over, sink and drainer, range cooker, space for washing machine, double glazed window, skylight.

WC
Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing
Doors to two bedrooms, bathroom and stairs to first floor.

Bedroom One 11'8" x 11'3"
Double glazed window, radiator, cast iron fireplace, cupboard.

Bedroom Two 11'3" x 8'2"
Double glazed window, radiator.

Bathroom 11'3" x 6'9"
Shower cubicle, bath, low level WC, hand wash basin, two frosted double glazed window.

Loft Room 15'1" x 11'3"
Velux window.

Outside
Bisected rear garden with a raised seating area with plant beds.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Freehold

Utilities
Fibre to the property.
Mains gas, water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.
This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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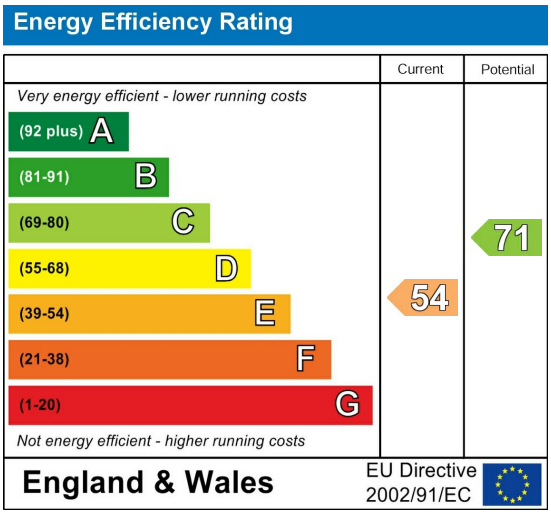












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This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