



2 Alan Road | | Norwich | NR1 2BX

**Guide Price £240,000**

**\*\*GUIDE PRICE £240,000 - £250,000 OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this charming and well-presented two-bedroom end-terrace home, ideally positioned on the edge of Norwich City Centre and perfectly suited to first-time buyers seeking character, convenience and comfortable living. Full of warmth and charm throughout, the accommodation comprises a cosy lounge, a separate dining room ideal for entertaining and a well-appointed kitchen to the ground floor. Upstairs, there are two bedrooms off landing, with the principal bedroom benefiting from a stylish en-suite shower room and access to a versatile loft room, perfect for storage, a hobby space or home working. Outside, the property enjoys a low-maintenance front garden and a lovely private, non-bisected rear garden offering a peaceful retreat within easy reach of the city. Further benefits include double glazing, gas central heating and the added advantage of being offered with no onward chain, making this attractive home ready to move straight into. Early viewing is highly recommended to avoid disappointment.





Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The architect, surveyor and solicitor shall have no liability and no guarantee as to their responsibility or otherwise in this regard.  
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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 12'2" x 10'6"

Double glazed window, radiator, wood burner.

### Dining Room 12'2" x 10'6"

Sash window, radiator, storage cupboard.

### Kitchen 7'11" x 6'5"

Fitted wall and base units with worktops over, butler sink with tap over, space for cooker, fridge/freezer and washing machine, two windows, door to side.

### First Floor Landing

Doors to two bedrooms.

### Bedroom One 12'2" x 10'5"

Double glazed window, radiator, cast iron fireplace, storage cupboard.

### Bedroom Two 12'2" x 10'6"

Double glazed window, radiator, pull down ladder to loft room.

### Shower Room 7'10" x 6'4"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

### Loft Room 20'4" x 10'11"

Velux window, radiator.

### Outside Front

Low maintenance garden enclosed by picket fencing.

### Outside Rear

Non-bisected paved garden, mature plants and shrubs, brick built shed, enclosed by timber fencing with rear gate access.

### Local Authority

Norwich City Council, Tax Band A.

### 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.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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