

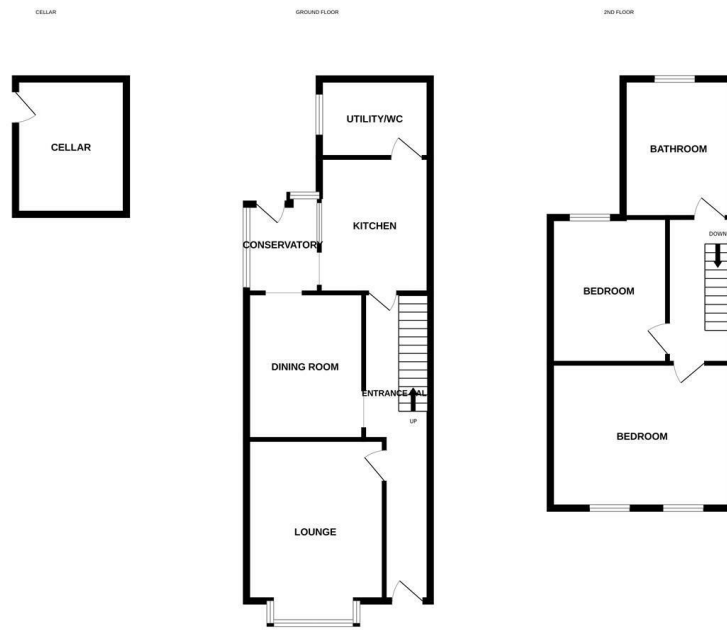


**160 Yarmouth Road | | Norwich | NR7 0AD**

**Guide Price £300,000**

**\*\*GUIDE PRICE £300,000 - £325,000\*\*** Gilson Bailey are delighted to offer this beautifully modernised, bay-fronted two-bedroom mid-terrace home, perfectly positioned within the ever-popular suburb of Thorpe St Andrew. This charming property effortlessly blends period character with contemporary living, boasting a welcoming hall entrance, elegant bay-fronted lounge, separate dining room, kitchen, conservatory, and a practical utility room with WC. Upstairs, two well-proportioned bedrooms are complemented by a newly fitted modern bathroom, all presented in excellent decorative order. Outside, the home continues to impress with a low-maintenance front garden and a generous, south facing rear garden offering off-road parking to the rear and access to the cellar. Benefiting from double glazing and gas central heating throughout, this exceptional home is ideal for a wide range of buyers and an early viewing is highly recommended to fully appreciate all that is on offer.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with floorplan 03006

## Location

Thorpe St Andrew is a highly sought after suburb offering amenities to include schooling for all ages, popular local pubs and restaurants by the iconic River Green, shops and supermarkets. There is ease of access to the centre of Norwich, Broadland Business Park, A47 southern bypass, NDR and the Norfolk Broads.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge, dining room, kitchen and stairs to first floor.

### Lounge 14'11" x 11'3"

Four double glazed windows, radiator.

### Dining Room 12'0" x 9'7"

Radiator.

### Kitchen 11'0" x 9'0"

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

### Conservatory 7'3" x 5'11"

Door to garden.

### Utility/WC 9'3" x 6'5"

Space for washing machine and tumble dryer, low level WC, radiator, frosted double glazed window.

### First Floor Landing

Doors to two bedrooms and bathroom.

### Bedroom One 15'8" x 11'10"

Two double glazed windows, radiator.

### Bedroom Two 12'0" x 9'8"

Double glazed window, radiator.

### Bathroom 11'3" x 9'0"

walk-in shower cubicle, rolltop bath, low level WC, hand wash basin, heated towel rail, double glazed window.

### Outside Front

Low maintenance garden with gate and path to front door.

### Outside Rear

Lawned garden, patio seating area, mature plant and shrub borders, enclosed by timber fencing with rear gate access.

### Cellar 11' x 7'5"

### Local Authority

Broadland District Council, Tax Band B.

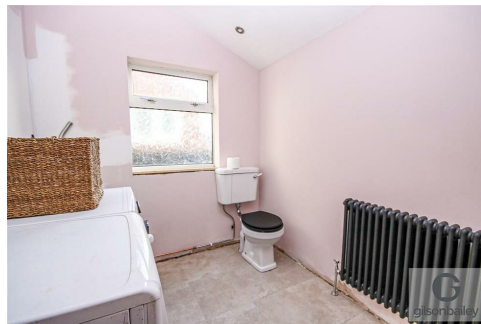
### Tenure

Freehold


### Utilities

Full fibre broadband available.  
Mains gas, water and electric.





### 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>		<b>78</b>
(55-68) <b>D</b>	<b>60</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	

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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.

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