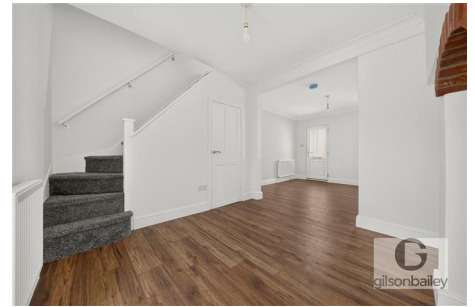




102 Hall Road | | Norwich | NR1 3HP

Guide Price £250,000

****GUIDE PRICE £250,000 - £260,000 A MUST SEE NEWLY RENOVATED TERRACE****
 Gilson Bailey are delighted to offer this stunning newly renovated two-bedroom mid-terrace home, ideally situated to the south of Norwich within easy walking distance of the city centre. Finished to an exceptional standard throughout, this stylish property perfectly blends contemporary finishes with period charm, making it an ideal purchase for first-time buyers or professionals. The accommodation comprises a bright and welcoming lounge, a separate dining room and a beautifully fitted modern kitchen to the ground floor. Upstairs, there are two well-proportioned bedrooms accessed from the landing, with one bedroom benefiting from an elegant contemporary bathroom. Outside, the property offers a low-maintenance front garden and a mainly paved bisected rear garden, providing an ideal space to relax or entertain. Further benefits include gas central heating, brand-new double glazing, new flooring and carpets throughout, with every aspect of the renovation completed to a high specification. Conveniently located close to local amenities, excellent transport links and the vibrant city centre, this superb home is ready to move straight into and an early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any misinterpretation 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 have not been tested and no guarantee as to their condition or efficiency can be given. Made with SketchUp 2020

Location

Hall Road is situated close by to many local amenities including schooling, selection of local shops and supermarkets, popular local pubs and restaurants with excellent public transport links to and from the city centre. There is ease of access to the A47 southern bypass, University of East Anglia and the Norfolk and Norwich University Hospital.

Accommodation Comprises

Front door to:

Lounge 11'10" x 10'11"

Double glazed window, radiator, fireplace.

Dining Room 11'10" x 9'7"

Radiator, cupboard, stairs to first floor.

Kitchen 11'4" x 6'4"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window, radiator, door to rear.

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'11" x 10'10"

Double glazed window, radiator.

Bedroom Two 9'7" x 9'2"

Double glazed window, radiator.

Bathroom 9'9" x 5'6"

Panelled bath with rainfall shower, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Low maintenance garden enclosed by iron railings with path to front door.

Outside Rear

Bisected paved garden enclosed by timber fencing.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(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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