



31 The Cains | Taverham | Norwich | NR8 6FU

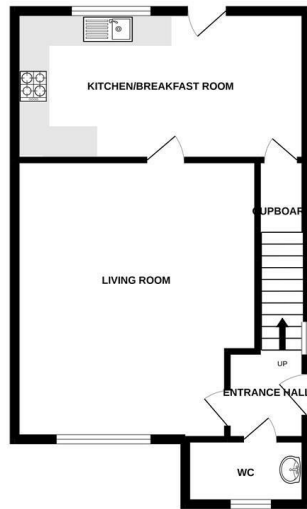
Guide Price £210,000

****GUIDE PRICE £210,000-£220,000**** Gilson Bailey are delighted to offer this immaculate two-bedroom house, situated in the popular Thorpe Marriott development, close to local shops, schools, parks, and a range of amenities. The property also offers easy access to Norwich Airport and Norwich city centre.

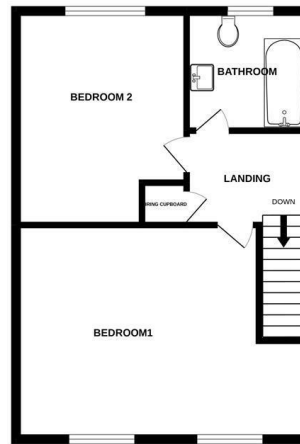
The accommodation comprises an entrance hall, a spacious living room, a well-appointed kitchen/breakfast room and a cloakroom on the ground floor. Upstairs, there are two well-proportioned bedrooms and a modern family bathroom. Outside, the property benefits from a fully enclosed, south-facing rear garden. Additional features include private off-road parking, gas central heating, and double glazing throughout. This beautifully presented home would make an ideal first-time purchase or investment opportunity.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 operability or efficiency can be given.
Made with Metreplan 15/02/22

Location

Thorpe Marriott which is situated north of the historic Cathedral City centre of Norwich. There is a good selection of local amenities including schooling for all ages, doctors surgery, shops, supermarket and vet, with excellent public transport in and out of Norwich City centre and good access to Norwich International Airport.

Accommodation Comprises

Door to

Entrance Hall

Part glazed front door to entrance hall, stairs to first floor, radiator.

Cloakroom

Low level WC and wash basin, radiator and frosted window.

Living Room 14'9" x 10'2"

UPVC window to the front, radiator and glazed door to kitchen.

Kitchen/Breakfast Room 13'1" x 8'10"

Wall and base units with work surface over. Stainless steel sink, gas hob, oven and cooker hood. Space and plumbing for additional appliances. Dining area, built in storage cupboard and door to garden.

First Floor Landing

Doors to bedrooms and bathroom.

Bedroom One 9'10" x 10'9"

Two UPVC windows and radiator.

Bedroom Two 11'9" x 7'2"

UPVC window and radiator.

Bathroom

Low level WC, hand wash basin, bath with shower over, heated tower rail and frosted window.

Outside

Fully enclosed private South facing rear garden, mainly laid to lawn with patio area and timber shed. Two private off street parking spaces. Unrestricted on street parking.

Local Authority

Broadland District Council - Tax Band B

Tenure

Freehold

Utilities

Ultra fast broadband.

Mains gas, water, electric and drainage.

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		88
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District 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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