



**48 Primrose Road | | Thorpe Hamlet | NR1 4AS**

**£220,000**

**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this well-presented two-bedroom mid-terrace home, ideally situated within the highly sought-after Thorpe Hamlet area of Norwich. Offering a wonderful combination of character, convenience and practicality, this attractive property is perfectly suited to first-time buyers, investors and those looking to enjoy a location within easy reach of Norwich city centre and the railway station. The accommodation comprises a comfortable lounge, a separate dining room, a fitted kitchen and a bathroom to the ground floor. Upstairs, there are two bedrooms accessed from the landing, with one bedroom benefiting from the added luxury of an en-suite shower room. Outside, the property enjoys a low-maintenance front garden and a good-sized bisected rear garden, providing an attractive outdoor space to relax, entertain or enjoy gardening. Further benefits include double glazing, gas central heating and the significant advantage of being offered with no onward chain, allowing for a potentially smooth and straightforward purchase. Combining well-proportioned accommodation with a highly desirable location, this charming home would make an excellent first-time purchase or buy-to-let investment, and early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any misinterpretation or misstatement. This plan is for descriptive purposes only and should not be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been visited and no guarantee as to their availability or efficiency can be given.  
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### Location

Thorpe Hamlet, lies just to the east of Norwich City centre within walking distance to the railway station and Riverside development (offering restaurants, bars, cinema and gym). There is great access into the City centre itself, riverside walks, Mousehold Heath, A47 Southern Bypass and close to Lionwood Infant and Nursery School with a generally outstanding Ofsted report.

### Accommodation Comprises

Front door to:

#### Lounge 11'11" x 11'5"

Double glazed window, radiator.

#### Dining Room 11'10" x 11'5"

Double glazed window, radiator, storage cupboard.

#### Kitchen 9'0" x 6'11"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer, dishwasher and washing machine, double glazed window.

#### Bathroom 7'2" x 6'10"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

### First Floor Landing

Doors to two bedrooms.

#### Bedroom One 11'11" x 11'5"

Double glazed window, radiator, cast iron fireplace.

#### Bedroom Two 11'11" x 11'5"

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

#### Shower Room 8'11" x 6'11"

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

### Outside Front

Small low maintenance garden with path to front door.

### Outside Rear

Bisected garden with lawn and patio seating area, shed, enclosed by timber fencing.

### 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>                            | 69                         | 78                                                                                  |
| (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<br>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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