







37 Lindley Street I I Norwich I NR1 2HF

Offers In Excess Of £315,000

OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this extended and beautifully presented two bedroom hall entrance mid terrace house, perfectly positioned in a highly sought after South City location. Blending character features with stylish modern living, this charming home offers spacious and well-appointed accommodation comprising a welcoming entrance hall, comfortable lounge, separate dining room, fitted kitchen, light-filled garden room and a useful utility cupboard to the ground floor. Upstairs, there are two generous bedrooms and a contemporary bathroom accessed from the landing. Outside, the property enjoys a small front garden and a mature, private, non-bisected rear garden, complemented by a substantial garage/workshop, ideal for storage, hobbies or additional workspace. Further benefits include double glazing, gas central heating, an abundance of period features seamlessly combined with modern charm and the added advantage of being offered with no onward chain. Situated within easy reach of Norwich City Centre and an excellent range of local amenities, this wonderful home would suit a wide array of buyers, so be quick to book a viewing.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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Location
The favoured south city of Norwich offers good access to and from the City centre along with popular local amenities to include schooling, shops, supermarkets, pubs and restaurants. There is ease of access to Norwich Bus station, Chapelfield Gardens, University of East Anglia, Norfolk and Norwich University Hospital, A11 and the A47 southern bypass.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge, dining room and stairs to first floor.

Lounge 13'9" x 11'1"
Sash window, radiator.

Dining Room 11'9" x 11'1"
Radiator, cupboard.

Kitchen 9'2" x 7'2"
Fitted wall and base units with worktops over, butler sink with tap over, fitted hob and oven, window, door to rear.

Garden Room 13'1" x 5'10"
Patio doors.

First Floor Landing
Doors to two bedrooms and bathroom.

Bedroom One 14'5" x 12'1"
Two sash windows, radiator, cast iron fireplace.

Bedroom Two 11'5" x 9'2"
Sash window, radiator.

Bathroom 9'2" x 7'2"
Panelled bath, shower cubicle, low level WC, hand wash basin, radiator, frosted window.

Outside Front
Small mature garden with path to front door.

Outside Rear
Patio seating area, mature plants and shrubs, large garage/workshop with rear access.

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.

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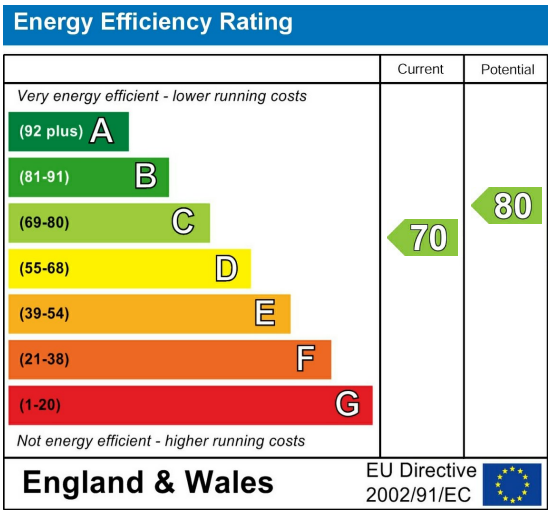












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.