



**5 Thurling Loke | | Norwich | NR7 9QQ**

**Guide Price £200,000**

**\*\*GUIDE PRICE £200,000 - £210,000 \*\*OFFERED WITH NO ONWARD CHAIN\*\*** Tucked away in a peaceful position on the ever-popular Heartsease estate to the north-east of Norwich, this charming three-bedroom mid-terrace home offers an exciting opportunity for buyers to create something truly special. Boasting a welcoming entrance porch, a cosy yet spacious lounge, a newly fitted contemporary kitchen, and a delightful garden room that invites natural light throughout, the ground floor is perfectly suited for both relaxing and entertaining. Upstairs, three well-proportioned bedrooms are complemented by a stylish modern shower room, providing comfortable living for families or first-time buyers alike. Outside, the property continues to impress with a neat shingled front garden and a generous rear garden complete with convenient gated access—ideal for enjoying sunny days or future landscaping dreams. With the added benefits of double glazing, gas central heating, and no onward chain, this home is brimming with potential and ready for its next owner to add the finishing touches—early viewing is highly recommended to avoid disappointment.





Whilst every attempt has been made to ensure the accuracy of the foregoing contained floor, measurements of areas, volumes, heights and any other data the appropriate disclaimer is hereby given for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, contents and appearance shown here are not intended and no guarantee is to be given in relation to the accuracy of the information given.  
Made with MyPlan 12/2011

### Location

Situated to the north-east of Norwich close by to a good selection of amenities including schooling, shops, popular local pubs and restaurants. There are regular public transport links to and from the City centre with ease of access to the Norwich Ring Road, Mousehold Heath and NDR.

### Accommodation Comprises

Front door to:

#### Entrance Porch

Door to:

#### Lounge 15'1" x 14'7"

Double glazed window, two radiators.

#### Kitchen 14'7" x 13'9"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, space for washing machine and dishwasher, double glazed window, radiator.

#### Garden Room 17'4" x 6'2"

Sliding patio doors and side door.

#### First Floor Landing

Doors to three bedrooms and shower room.

#### Bedroom One 15'3" x 8'4"

Double glazed window, radiator.

#### Bedroom Two 10'5" x 9'1"

Double glazed window, radiator.

#### Bedroom Three 12'1" x 6'0"

Double glazed window, radiator.

#### Shower Room

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

#### Outside Front

Shingled garden with path to front door and on street parking.

### Outside Rear

Paved garden with mature plants and shrubs, enclosed by timber fencing with rear gate 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.



### 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>	70	79
(55-68) <b>D</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	

### 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.

<https://www.gilsonbailey.co.uk>  
01603764444