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**6 Florence Road | | Thorpe Hamlet | NR1 4BJ**

## Price Guide £210,000

GUIDE PRICE: £210,000 - £220,000 **\*\*OFFERED WITH NO ONWARD CHAIN\*\***  
 Situated in the ever-popular Thorpe Hamlet area of Norwich, this bay-fronted three-bedroom mid-terrace offering great potential. The ground floor features a comfortable lounge, separate dining room, fitted kitchen and modern bathroom, while the first floor provides two bedrooms off the landing, plus a third bedroom accessed through bedroom two—ideal as a study or dressing room. Outside, the property includes a low-maintenance front garden and a non-bisected rear garden. With double glazing, gas central heating and no onward chain, this is an excellent opportunity for first-time buyers or investors looking for a solid, well-located home. Early viewing is advised.

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While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of walls, windows, doors and any other items are approximate and not necessarily to scale. No responsibility is accepted for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such. It is not a prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency. Walls to be green. Stairs with treads 1200.

## 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 and A47 Southern Bypass.

## Accommodation comprises

Front door to:

### Lounge 10'11" x 14'7"

Bay window to front, radiator, power point, coving, ceiling rose, cast iron fireplace, stripped pine floor, door to:

### Dining Room 10'11" x 11'1"

Window to rear, radiator, power point, door to understairs storage cupboard, fireplace, stripped pine floor, door to:

### Kitchen 8'0" x 5'8"

uPVC double glazed window to side, timber and glazed door to side, range of wall and base units, stainless steel oven and hob, extractor, spaces for fridge and washing machine, tiled splashbacks, power points, tiled floor.

### Bathroom

Three piece suite comprising low level wc, pedestal hand wash basin, panelled bath with shower over, radiator, tiling, uPVC double glazed windows to side and rear aspect.

### Landing

Doors to bedrooms one and two.

### Bedroom One 11'1" x 11'10"

Window to front, door to overstairs storage cupboard, stripped pine floor, power point, picture rail, radiator.

### Bedroom Two 11'3" x 10'11"

Window to rear, stripped pine floor, power point, radiator, picture rail, door to:

### Bedroom Three 8'0" x 5'6"

Window to rear, radiator, power point, wall mounted combination boiler serving domestic hot water and central heating system.

### Outside Front

Walled garden with tiled path to the front door.

### Outside Rear

Non bisected shingled courtyard with shrubs and climbers, enclosed by timber panel fencing with timber gate to rear.

### Local Authority

Norwich City Council, Tax Band A.

### Tenure

Freehold


### Utilities

Fibre broadband available.  
Mains gas, water and electric.





#### Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            | <b>85</b>   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            | <b>61</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<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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