



2 Prospect Terrace | | Norwich | NR1 1HR

Guide Price £200,000

****GUIDE PRICE £200,000 - £210,000 OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this charming two-bedroom mid-terrace home, tucked away in a rarely available position within the highly sought-after area of Thorpe Hamlet. Offering a wonderful blend of character, privacy and convenience, this attractive property is ideally suited to first-time buyers, professionals and those seeking a home in one of Norwich's most desirable residential locations. The accommodation comprises an entrance porch, a fitted kitchen, a separate dining room, a comfortable lounge and a ground-floor WC, creating a practical and versatile layout for modern living. Upstairs, there are two well-proportioned bedrooms and a family bathroom accessed from the landing. Externally, the property benefits from a useful brick-built storage shed to the front, while to the rear there is a generous non-bisected garden, providing an excellent outdoor space for relaxing, gardening and entertaining. Further benefits include double glazing, gas central heating and the added advantage of being offered with no onward chain. Conveniently positioned within easy reach of Norwich city centre, the railway station, local amenities and scenic riverside walks, this delightful home presents a fantastic opportunity to acquire a property in a rarely available location. Early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, boundaries, rooms and any other items are approximate and no responsibility is taken for any variation or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Hectagon 12/25

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:

Entrance Porch

Door to:

Kitchen 7'11" x 5'11"

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

Dining Room 12'8" x 12'2"

Double glazed window, radiator, stairs to first floor.

Lounge 12'2" x 11'2"

Double glazed window, radiator.

WC

Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 12'2" x 10'11"

Double glazed window, radiator, cast iron fireplace.

Bedroom Two 9'11" x 9'2"

Double glazed window, radiator, cupboard.

Bathroom 7'6" x 5'10"

Panelled bath, shower cubicle, low level WC, hand wash basin, frosted double glazed window.

Outside

Brick built storage shed and a paved and lawned non-bisected rear garden.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Freehold

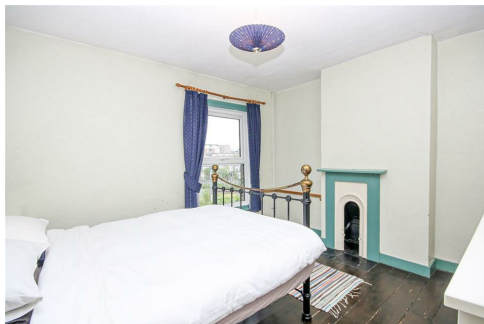
Utilities

Fibre to the cabinet.

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) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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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