



9 Marion Road | | Thorpe Hamlet | NR1 4BN

Guide Price £260,000

****GUIDE PRICE £260,000 - £270,000 BAY FRONTED TERRACE WITH A CONVERTED LOFT ROOM**** Gilson Bailey are delighted to offer this beautifully presented, bay-fronted two bedroom mid-terrace home, perfectly positioned in the ever-popular Thorpe Hamlet area of Norwich, just a short distance from the City Centre and railway station. Blending character features with stylish modern living, the accommodation comprises an entrance porch, an attractive bay-fronted lounge, separate dining room, contemporary fitted kitchen and a modern family bathroom to the ground floor. Upstairs, there are two well-proportioned bedrooms off the landing, with the principal bedroom benefiting from a stylish en-suite shower room and staircase leading to a versatile loft room, ideal for use as a home office, hobby room or occasional guest space. Outside, the property offers a low-maintenance front garden and a private, non-bisected courtyard rear garden. Further benefits include double glazing, gas central heating and excellent decorative order throughout, allowing any new owner to move straight in and enjoy. Full of charm, space and versatility, this superb home would make an ideal first-time purchase or investment opportunity, so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, buildings, plots and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The layout, contents and appearance shown here are not intended and no guarantee is given to their accuracy or otherwise. Made with Metaphor 12/2018

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.

Entrance Porch

Door to:

Lounge 13'5" x 11'1"

Bay fronted double glazed window, radiator, cast iron fireplace.

Dining Room 11'5" x 10'11"

French doors, radiator, cupboard.

Kitchen 8'5" x 5'10"

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

Bathroom 7'9" x 5'6"

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

First Floor Landing

Doors to bedrooms one and two.

Bedroom One 11'6" x 10'11"

Double glazed window, radiator.

Bedroom Two 11'7" x 10'11"

Double glazed window, radiator, stairs to loft room.

En-Suite 8'7" x 5'7"

Shower cubicle, low level WC, hand wash basin, heated towel rail, double glazed window.

Loft Room 14'1" x 9'11"

Velux window, eaves storage.

Outside Front

A shingled front garden enclosed by brick-walling and wrought iron railings, iron gate and tiled path to front door.

Outside Rear

A non-bisected courtyard, paved and shingled, enclosed by timber panelled fencing with timber gate to rear.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	70
(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.

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