



70 Quebec Road | | Norwich | NR1 4HZ

£285,000

****END TERRACE WITH OFF ROAD PARKING AND NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this well presented and spacious, three bedroom, end terrace house, occupying a desirable corner plot in the highly sought after Thorpe Hamlet area of Norwich. Arranged over three floors, the accommodation comprises an entrance porch, welcoming lounge, separate dining room, fitted kitchen and shower room to the ground floor. On the first floor there are two bedrooms and a family bathroom off landing, while the second floor provides a further bedroom, creating versatile accommodation ideal for a variety of buyers. Outside, the property benefits from the rare advantage of a front driveway providing off road parking, while to the rear is a good sized, non-bisected garden complete with a useful brick built storage shed. Further benefits include double glazing, gas heating and the added advantage of no onward chain. Ideally suited to first time buyers, families or investors, this fantastic property is sure to prove popular, so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, sections, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The property, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metron 12/2016

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:

Lounge 12'2" x 11'3"

Double glazed window, radiator.

Dining Room 14'4" x 12'2"

Double glazed window, radiator.

Kitchen 8'8" x 7'8"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window, door to side.

Shower Room

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

First Floor Landing

Doors to two bedrooms.

Bedroom One 12'4" x 11'6"

Double glazed window, radiator.

Bedroom Two 11'3" x 9'1"

Double glazed window, radiator.

Bathroom

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

Bedroom Three 11'6" x 11'1"

Velux window, radiator.

Outside Front

Driveway providing off road parking.

Outside Rear

Non-bisected paved and lawned garden, brick built storage shed, enclosed by walling and fencing with side gate access.

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		
(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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01603764444