



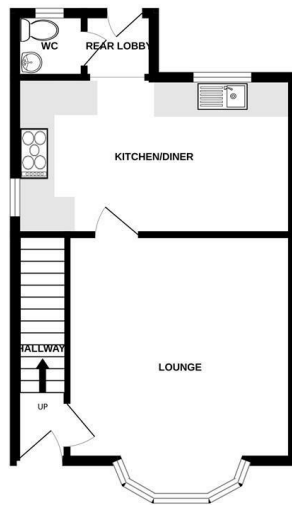
29 Spinney Road | Thorpe St Andrew | Norwich | NR7

£260,000

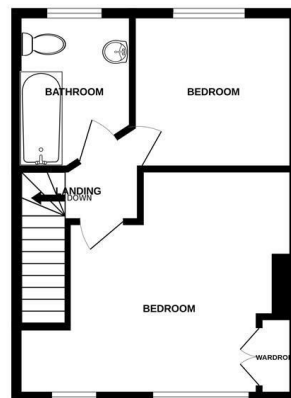
****SEMI DETACHED HOUSE ON A SPACIOUS PLOT**** Gilson Bailey are delighted to offer this beautifully presented two bedroom semi-detached home, ideally situated in the highly sought-after suburb of Thorpe St Andrew. Offering bright, spacious and well-maintained accommodation throughout, the property comprises a welcoming entrance hall, comfortable lounge, modern kitchen/dining room and a convenient ground floor WC. Upstairs, there are two generous bedrooms and a stylish family bathroom accessed from the landing. Outside, the property continues to impress with a driveway to the front providing off-road parking, while the large, private rear garden offers the perfect space for relaxing, entertaining or enjoying family life, complete with a substantial storage shed. Further benefits include double glazing, gas central heating and excellent decorative order throughout, allowing any new owner to move straight in and enjoy. Perfect for first-time buyers or those looking to take the next step on the property ladder, this superb home is sure to attract plenty of interest, so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metaplan 12/2016

Location

Thorpe St Andrew is a highly sought after suburb offering amenities to include schooling for all ages, popular local pubs and restaurants by the iconic River Green, shops and supermarkets. There is ease of access to the centre of Norwich, Broadland Business Park, A47 southern bypass, NDR and the Norfolk Broads.

Accommodation Comprises

Front door to:

Entrance Hall

Door to lounge and stairs to first floor.

Lounge 14'8" x 12'5"

Double glazed windows, radiator.

Kitchen/Diner 14'6" x 9'4"

Fitted wall and base units with worktops over, sink and drainer, Range cooker, space for fridge/freezer, washing machine and dishwasher, two double glazed windows, radiator.

WC

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

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 16'1" x 12'5"

Two double glazed windows, radiator, built in wardrobe.

Bedroom Two 9'4" x 9'4"

Double glazed window, radiator.

Bathroom 9'4" x 6'3"

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

Outside Front

Shingled driveway providing off road parking.

Outside Rear

Patio seating area, lawned garden, mature plants and shrubs, large storage shed, enclosed by timber fencing.

Local Authority

Broadland District 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) A		
(81-91) B		88
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District 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.

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