



32 Henley Road | | Norwich | NR2 3NL

Guide Price £300,000

****GUIDE PRICE £300,000 - £310,000 - NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this charming and well presented two-bedroom over passage bay-fronted mid terrace house, ideally situated on a beautiful tree-lined road within Norwich's ever-popular Golden Triangle. Brimming with character and period charm, the property offers spacious and versatile accommodation including a cosy lounge, elegant dining room, fitted kitchen and ground floor bathroom, while upstairs boasts two generous double bedrooms off landing, with the principal bedroom benefiting from a stylish en-suite shower room. Outside, there is a low maintenance front garden and a private bisected rear garden perfect for relaxing or entertaining. Further benefits include double glazing, gas central heating and the added advantage of no onward chain. Positioned within one of Norwich's most sought-after locations close to an array of independent shops, cafes and amenities, this superb home is sure to appeal to first-time buyers, professionals and investors alike.





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, rooms and any other items 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 fixtures, fittings and appliances shown have not been tested and no guarantee is given as to their operation or efficacy. Call for plans. Made with Metaplan 12/2023

Location

The golden-triangle is broadly a wedge-shaped area between Earlham and Newmarket Road and is considered one of the most sought-after areas in Norwich offering a great selection of amenities to include schooling, shops, cafes, restaurants and pubs. You are close by to the centre of Norwich with ease of access to Norwich train station, A47 southern bypass, A11 and the Norfolk & Norwich University Hospital and University of East Anglia.

Accommodation Comprises

Front door to:

Lounge 11'5" x 11'1"

Large bay window, feature fireplace and radiator.

Dining Room 11'5" x 11'9"

Rear aspect window, feature exposed floorboards, built in storage cupboard and radiator.

Kitchen 9'6" x 6'6"

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

Bathroom

White suite comprising bath, WC and wash basin. Heated towel rail, frosted window and extensive tiling.

Bedroom One 15'5" x 11'1"

Rear aspect window overlooking the garden. Feature fireplace and exposed floorboards, built in wardrobe and radiator.

En-Suite

Modern suite in white comprising double sized shower cubicle, WC and wash basin. Frosted window, heated towel rail and spot lighting.

Bedroom Two 15'5" x 11'5"

Two front aspect windows, feature exposed wooden floor and cast iron fireplace, built in wardrobe and radiator.

Outside

Courtyard style garden, mainly laid to lawn. Timber shed. On street parking.

Local Authority

Norwich City Council - Tax Band B

Tenure

Freehold

Utilities

Fibre to the property.
Mains water, gas and electricity.


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 | | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 49 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

Local Authority

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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.