



2 Marion Road | | Thorpe Hamlet | NR1 4BN

£230,000

****END TERRACE HOUSE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this THREE BEDROOM, END TERRACE HOUSE situated in the highly sought after area of Thorpe Hamlet. Accommodation comprising lounge, dining room, extended kitchen and bathroom to the ground floor. On the first floor there are two bedrooms off landing with bedroom three off bedroom two. Outside there is a low maintenance front garden and a non-bisected rear garden with brick built storage shed. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.





Whilst every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, ceilings, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such to any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee is given to their operability or efficiency at the time shown.
Made with MyPlan 2.0.0.0

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

uPVC double glazed door to:

Lounge 13'3" x 11'5"

Double glazed window, radiator.

Dining Room 11'6" x 10'5"

Double glazed window, radiator.

Kitchen 11'9" x 10'6"

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, radiator.

Bathroom 8'0" x 5'9"

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

First Floor Landing

Doors to bedrooms one and two:

Bedroom One 11'6" x 10'7"

Double glazed window, radiator, storage cupboard.

Bedroom Two 11'6" x 10'7"

Double glazed window, radiator.

Bedroom Three 7'11" x 5'11"

Double glazed window, radiator.

Outside Front

Small low maintenance garden and on street permit parking.

Outside Rear

Paved garden, brick built storage shed, enclosed by fencing and walling.

Local Authority

Norwich City Council, Tax Band A.


Tenure

Freehold

Utilities

Ultrafast full fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	58	
(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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