







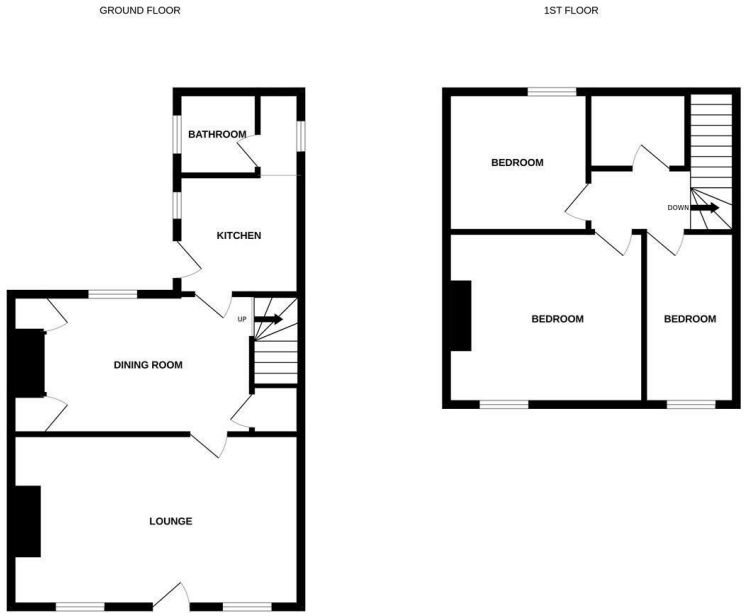
6 Railway Cottages Hardy Road I I Norwich I NR1 1JW

Guide Price £250,000

GUIDE PRICE £250,000 - £260,000 GRADE II LISTED COTTAGE OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this charming, three bedroom Grade II listed semi-detached cottage, ideally positioned to the east of Norwich within walking distance of the City Centre and offered with the significant advantage of no onward chain. Brimming with character and original features, this distinctive home offers well-proportioned accommodation comprising a cosy lounge, separate dining room, fitted kitchen and bathroom to the ground floor. Upstairs, there are three bedrooms together with a large storage room, providing useful additional space and flexibility. Outside, the property benefits from the rare advantage of a driveway to the front providing off-road parking, while to the rear is an enclosed courtyard garden with access to a large communal garden, offering further green space to enjoy. Additional benefits include gas heating and a wealth of original character throughout. Combining period charm, three bedrooms, valuable parking and excellent access to Norwich City Centre, this unique chain-free cottage represents a fantastic opportunity for buyers looking for a home with history and individuality, so be quick to book a viewing.

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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.
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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:

Lounge 19'7" x 11'8"
Two windows, two radiators, cast iron fireplace.

Dining Room 15'2" x 9'6"
Window, radiator, storage cupboards.

Kitchen 8'4" x 8'0"
Base units with worktops over, butler sink, space for cooker, fridge and washing machine, window, door to side, radiator.

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

First Floor Landing
Doors to three bedrooms and large storage cupboard.

Bedroom One 12'10" x 12'1"
Window, radiator, cast iron fireplace.

Bedroom Two 11'3" x 9'11"
Window, radiator.

Bedroom Three 11'10" x 6'7"
Window, radiator.

Outside Front
Driveway providing off road parking.

Outside Rear
Courtyard garden with access to a large communal garden.

Local Authority
Norwich City 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.

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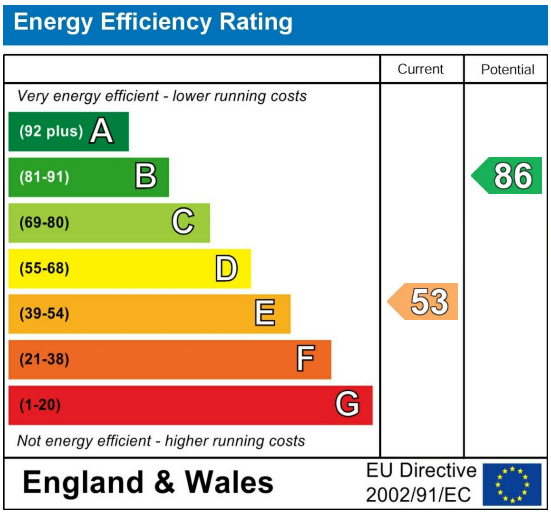












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.