









29 Salisbury Road | | Norwich | NR1 1TU

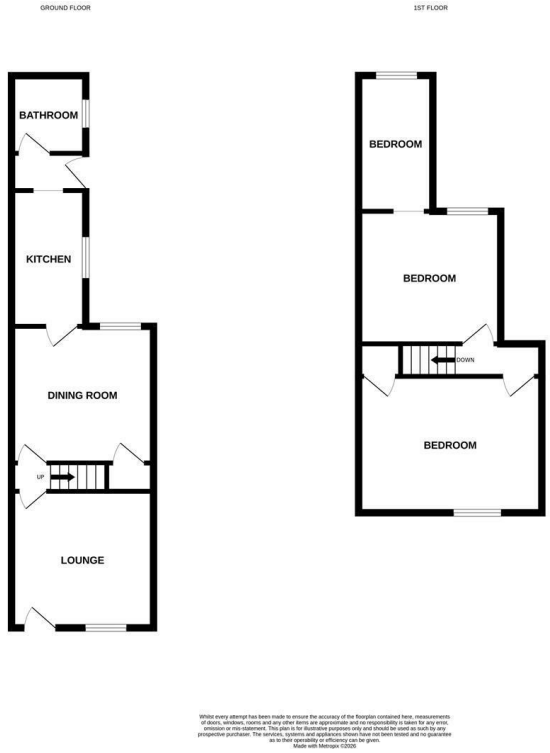
Guide Price £240,000

GUIDE PRICE: £240,000 - £250,000 **RENOVATED OVER PASSAGE TERRACE HOUSE** Gilson Bailey are delighted to offer this stunning, beautifully renovated, three bedroom over-passage mid-terrace house, ideally positioned within the highly sought-after Thorpe Hamlet area of Norwich and offered with the significant advantage of no onward chain. Having undergone an extensive programme of improvements and finished to a high standard throughout, this attractive home offers a fantastic combination of stylish modern interiors and comfortable living space, making it an excellent opportunity for first-time buyers looking for a property ready to move straight into and enjoy. The ground floor comprises a welcoming lounge, separate dining room providing an ideal space for entertaining, modern fitted kitchen and a contemporary bathroom. Upstairs, there are two well-proportioned bedrooms off landing, with bedroom three accessed via bedroom two, offering useful flexibility for a home office, nursery or guest room. Outside, the property benefits from a low-maintenance front garden, while to the rear is a good-sized, non-bisected garden, providing an excellent and convenient outdoor space for relaxing, entertaining or enjoying the warmer months. Further benefits include double glazing and gas heating. Combining superb presentation, modern finishes, versatile accommodation, a desirable non-bisected garden and a popular Thorpe Hamlet setting, this impressive chain-free home would make a fantastic first-time purchase, so be quick to book a viewing.

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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 11'5" x 10'11"
Window, radiator.

Dining Room 11'4" x 10'11"
Window, radiator, cupboard.

Kitchen 10'11" x 5'11"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, window, boiler.

Bathroom 6'3" x 5'10"
Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted window.

First Floor Landing
Doors to two bedrooms.

Bedroom One 14'9" x 11'0"
Window, radiator, cupboard.

Bedroom Two 11'5" x 11'0"
Window, radiator.

Bedroom Three 10'11" x 6'1"
Window, radiator

Outside Front
Small shingled garden with path to front door.

Outside Rear
Non-bisected lawned garden enclosed by timber fencing.

Local Authority
Norwich City Council, Tax Band C.

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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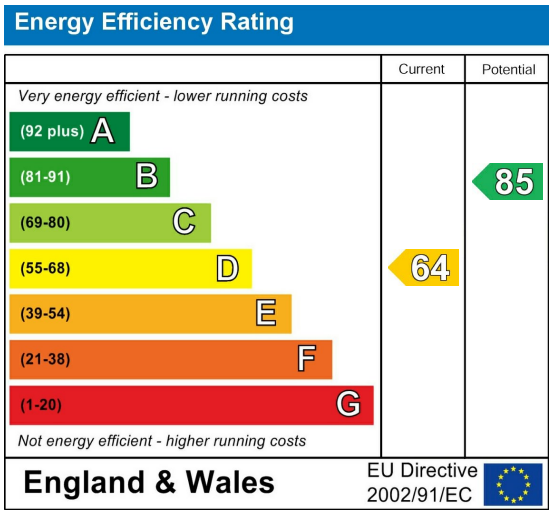












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This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