









36 Beatrice Road I I Norwich I NR1 4BB

Guide Price £315,000

GUIDE PRICE £315,000 - £325,000 STUNNING BAY FRONTED HALL ENTRANCE TERRACE ON A SOUGHT AFTER TREE-LINED ROAD Gilson Bailey are delighted to offer this stunning and beautifully presented, three double bedroom bay-fronted, hall entrance mid-terrace house, attractively positioned along a lovely tree-lined road in the highly sought-after Thorpe Hamlet area of Norwich. Presented in excellent condition throughout, this impressive home combines traditional character with stylish modern interiors, offering spacious and well-balanced accommodation perfectly suited to modern living. The ground floor comprises a welcoming entrance hall leading into an impressive open-plan lounge/diner with an attractive bay window, creating a bright and inviting space with plenty of room for both relaxing and entertaining, alongside a modern fitted kitchen and a contemporary bathroom. Upstairs, the property boasts three generously proportioned double bedrooms, all accessed off landing, providing an excellent and versatile layout for families, guests or those requiring space to work from home. Outside, there is a small front garden, while to the rear is a private, non-bisected courtyard garden with gated rear access, offering a pleasant and low-maintenance space for alfresco dining, entertaining or simply enjoying the warmer months. Further benefits include double glazing and gas heating. Combining three double bedrooms, excellent presentation, modern interiors, a desirable hall entrance layout and a charming tree-lined setting in the popular Thorpe Hamlet area, this fantastic property is sure to appeal to a wide range of buyers, 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:

Entrance Hall
Door to dining room and stairs to first floor.

Lounge 12'3" x 11'10"
Double glazed window with shutter blinds, radiator, cast iron fireplace.

Dining Room 12'2" x 11'1"
Double glazed window, radiator, cupboard.

Kitchen 11'5" x 7'11"
Fitted base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine, double glazed window, boiler.

Lobby
Cupboard with space for dishwasher, door to garden.

Bathroom 7'9" x 6'0"
Panelled bath with rainfall shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing
Doors to three bedrooms.

Bedroom One 15'1" x 11'1"
Two double glazed windows with shutter blinds, radiator, cast iron fireplace.

Bedroom Two 11'3" x 9'9"
Double glazed window, radiator.

Bedroom Three 11'10" x 7'11"
Double glazed window, radiator.

Outside Front
Small garden enclosed by hedging and walling with path to front door.

Outside Rear
Non-bisected courtyard garden with a storage shed, enclosed by fencing with rear gate access.

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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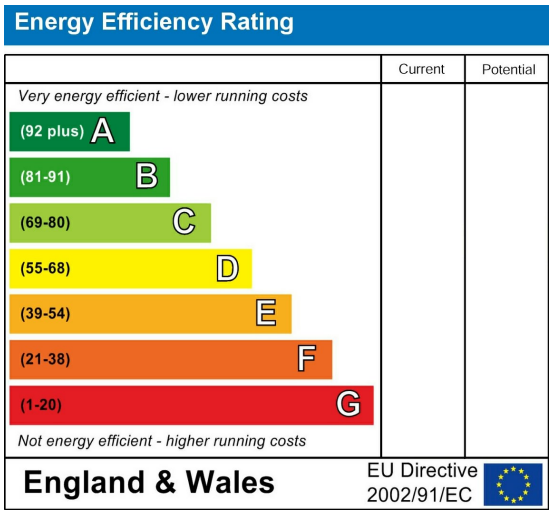












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This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