



5 Hill House Road | Thorpe Hamlet | Norwich | NR1

£450,000

****LARGE FIVE BEDROOM HALL ENTRANCE TERRACE WITHIN WALKING DISTANCE TO THE CITY CENTRE AND TRAIN STATION**** Gilson Bailey are delighted to offer this STUNNING, BAY FRONTED, FIVE BEDROOM, HALL ENTRANCE, VICTORIAN MID TERRACE house located in the popular area of Thorpe Hamlet within walking distance to the City Centre and train station. Accommodation comprises, ENTRANCE HALL, BAY FRONTED LOUNGE, DINING ROOM, SPACIOUS KITCHEN/DINER and WC to the ground floor. On the first floor there are FOUR BEDROOMS and a NEWLY FITTED BATHROOM off landing and a FURTHER DOUBLE BEDROOM to the second floor. Outside there is a SMALL WELL MAINTAINED FRONT GARDEN and a NON-BISECTED MATURE GARDEN to the rear with a STORAGE SHED. The house benefits from GAS HEATING, SOME DOUBLE GLAZING and features that include SASH WINDOWS and CAST IRON FIREPLACES. The property makes an excellent family home so be quick to book a viewing.





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.
Made with Metropix i5022

Location

Hill House Road is situated close by to Norwich train station, the City Centre with its shopping malls, restaurants, bars, retail shops, coffee shops and much more. There is also good access to the riverside development and Norwich Ring Road.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, dining room, kitchen/diner, WC and stairs to first floor.

Lounge 16'10" x 13'5"

Two double glazed sash windows, radiator, cast iron fireplace.

Dining Room 14'9" x 12'2"

Double glazed sash window, radiator, cast iron fireplace.

Kitchen/Diner 25'5" x 9'11"

Fitted wall and base units with worktops over, sink and drainer, space for range cooker, integrated fridge and dishwasher, single glazed sash window, radiator, utility cupboard with space for washing machine.

WC

Low level WC, hand wash basin.

First Floor Landing

Doors to four bedrooms, bathroom and stairs to second floor.

Bedroom One 14'9" x 12'3"

Sash window, radiator, cast iron fireplace, built in wardrobe.

Bedroom Two 14'1" x 12'5"

Double glazed sash window, radiator, cast iron fireplace.

Bedroom Four 10'9" x 10'1"

Sash window, radiator.

Bedroom Five 10'0" x 9'1"

Double glazed sash window, radiator.

Bathroom 9'5" x 6'7"

Shower cubicle, roll top bath, low level WC, hand wash basin, heated towel rail, frosted single glazed windows.

Second Floor Landing

Door to bedroom and large storage cupboard.

Bedroom Three 14'4" x 13'11"

Double glazed window, electric heater.

Outside Front

Well maintained garden enclosed by brick walling with path to front door.

Outside Rear

Non-bisected garden, patio seating area, mature plants and shrubs, storage shed, enclosed by brick walling.

Local Authority


Norwich City Council, Tax Band B.

Tenure

Freehold



Energy Efficiency Rating

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

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.

<https://www.gilsonbailey.co.uk>
01603764444