



19 Belsize Road | Thorpe Hamlet | Norwich | NR1 4HU

Offers Over £220,000

****SUPERB TERRACE IN THORPE HAMLET**** Gilson Bailey are delighted to offer this Victorian, three bedroom mid terrace in a favoured east city location with accommodation comprising entrance porch, lounge, dining room, kitchen and ground floor bathroom. There are two double bedrooms off the first floor landing and a third bedroom/dressing room off bedroom two. The property boasts a stunning, well established, sunny, private rear garden and has double glazing, gas central heating and a perfect blend of character with contemporary upgrades. Features include stripped wooden floors, cast iron fireplace, coving and is presented in excellent decorative order. The property would make an excellent first time purchase and an internal viewing is highly recommended to appreciate the quality on offer.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and 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 not be used as such by any prospective purchaser. The services, 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:

Entrance Porch

Radiator, door to:

Lounge 13'1" x 10'10"

Double glazed window to front aspect, radiator, cast iron fireplace, coving, TV point, opening to:

Dining Room 11'0" x 10'10"

Door to stairwell, door to rear aspect, radiator, opening to:

Kitchen 6'6" x 6'1"

Fitted wall and base units with work tops over, double glazed window to side, single sink and drainer, built-in cooker with four ring hob and extractor over, built-in warding machine, door to:

Bathroom

Three piece suite comprising: low level WC, vanity wash basin, bath with shower over, tiled splash backs, radiator.

First Floor landing

With doors to bedrooms one and two.

Bedroom One 11'0" x 10'11"

Double glazed window to front, radiator, over stairs storage cupboard with loft access.

Bedroom Two 11'0" x 10'10"

Double glazed window to rear, radiator, door to:

Bedroom Three/Dressing Room 6'11" x 6'4"

Double glazed window to rear, recently installed wall mounted gas boiler, radiator, wardrobe area.

Outside - Front

Enclosed by low level brick walling, low maintenance.

Outside - Rear

Small courtyard area before the bisected passageway (used by three neighbouring properties). Simply stunning, well established rear garden offering a high degree of privacy and sunshine with seating area, two timber sheds, plants, shrubs and hedging, mainly laid to lawn.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council

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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