



**45 Riverside Road | | Norwich | NR1 1SR**

**Guide Price £270,000**

GUIDE PRICE £270,000-£280,000\*\*LOVELY RIVER VIEWS RIGHT ON YOUR DOORSTEP\*\* Gilson Bailey are delighted to offer this superb, bay fronted, two bedroom, mid terrace house situated on the highly desirable Riverside Road within walking distance to the city centre and train station with accommodation comprising lounge, dining room, quality fitted kitchen and ground floor bathroom. There are two bedrooms off the first floor landing, lobby with storage and en-suite shower room. There is also a loft room that is accessed from bedroom one. The property is presented in excellent decorative order and benefits from uPVC double glazing and gas central heating with features to include wood burners to both the lounge and dining room, coving and ceiling rose. Outside to the rear there is a bisected courtyard garden. Be quick to book a viewing to appreciate the location on offer.





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 measures, systems and appliances shown have not been tested and no guarantee, as to their operation or efficiency can be given. Plans with dimensions (2022)

## Location

Riverside Road can be found just to the east of the city enjoying riverside walks and is within walking distance to Norwich train station, Riverside development, Norwich Cathedral and the city centre itself. There is ease of access to the Norwich ring road and A47 southern bypass.

## Accommodation Comprises

Front door to:

### Lounge 13'8" x 11'4"

Double glazed bay window to front, radiator, coving, ceiling rose, wood burner.

### Dining Room 11'5" x 11'2"

Double glazed door to rear, wood burner, under stair storage recess, contemporary style full-length radiator, opening to:

### Kitchen 8'10" x 6'11"

Range of wall and base units, butler sink, stainless steel fitted oven and hob with extractor over, uPVC double glazed window to side, space for freestanding fridge/freezer, tiled flooring, door to:

### Bathroom

Three piece suite comprising: low level WC, pedestal hand wash basin, shower bath with glazed shower screen, chrome mixer shower over, frosted uPVC double glazed window to side, chrome heated towel rail.

### First Floor Landing

Doors to bedroom one and two.

### Bedroom One 11'5" x 11'2"

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

### Bedroom Two 11'3" x 11'3"

Double glazed window to rear, radiator, opening to lobby/utility with space for washing machine, cupboard, door to:

### Shower Room

Three piece suite comprising: low level WC, pedestal hand wash basin, corner tiled shower cubicle, radiator, fully tiled walls, frosted uPVC double glazed window to rear.

### Loft Room 13'9 x 10'9

Velux window and lighting.

### Outside Front

Stairs up to front door.

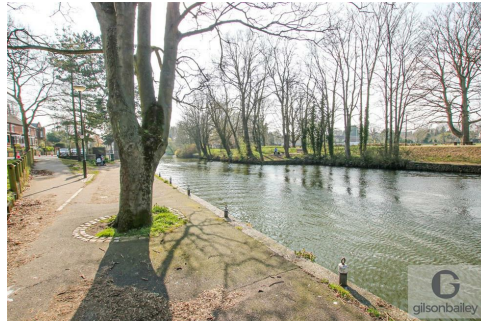
### Outside Rear

Courtyard garden with gate to pathway, steps up to a further courtyard garden.


### Local Authority

Norwich City Council  
Tax Band B





### Energy Efficiency Rating

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

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### 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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