



23 Cricket Ground Road | | Norwich | NR1 3BA

Guide Price £260,000

****GUIDE PRICE £260,000 - £270,000 **CHARMING DOUBLE BAY FRONTED TERRACE IN A POPULAR SOUTH CITY LOCATION**** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, DOUBLE BAY FRONTED, MID TERRACE HOUSE situated within walking distance to the City Centre. Accommodation comprising lounge/diner, kitchen and bathroom to the ground floor. On the first floor there are THREE BEDROOMS OFF LANDING. Outside there is a low maintenance front garden and a NON-BISECTED REAR GARDEN with a brick built storage shed. The house benefits from gas heating (boiler fitted in 2023), lovely original features and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, boundaries, 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Hoxiplex 12/2025

Location

Cricket Ground Road can be found to the south of Norwich close by to many popular local amenities such as schooling, shops, supermarkets, pubs and restaurants and is within walking distance of the City Centre, Norwich bus station and Chapel Field shopping complex. There is ease of access to Norwich train station, Riverside Development, Norwich Ring Road, the A47 southern bypass, A11 and A140.

Accommodation Comprises

Front door to:

Lounge/Diner 25'6" plus bay x 12'2"

Two double glazed bay windows to front, two radiators, cast iron open fireplace with tiled hearth, shelving into recess, stairs to first floor, sash window to rear, door to:

Kitchen 6'5" x 8'8"

Quality range of wall and base units, stainless steel single sink and drainer, fitted oven and hob with stainless steel extractor, space for washing machine, sash window to side, frosted uPVC double glazed door to side, tiled flooring, stripped pine door to:

Bathroom

Three piece suite comprising: low level w.c., pedestal hand wash basin, panelled bath with mixer shower over, glazed shower screen, tiling, radiator, frosted uPVC double glazed window, cupboard housing gas boiler.

First Floor Landing

Stripped pine doors to all bedrooms, loft hatch.

Bedroom One 12'2" x 12'7"

Sash window to front, cast iron fireplace, radiator.

Bedroom Two 14'7" x 6'5"

Sash window to rear, radiator.

Bedroom Three 6'11" x 12'5"

Sash window to rear, shelving into recess, cast iron fireplace, radiator.

Outside - Front

Wrought iron gate, path leading to front door, enclosed by wrought iron railings.

Outside - Rear

Shingled garden with patio area, selection of mature shrubs, plants and climbers, brick built out-house, enclosed by hedging and timber panel fencing. Timber gate providing access.

Local Authority

Norwich City Council, Tax Band B.

Tenure


Freehold

Utilities

Full fibre broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.

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