



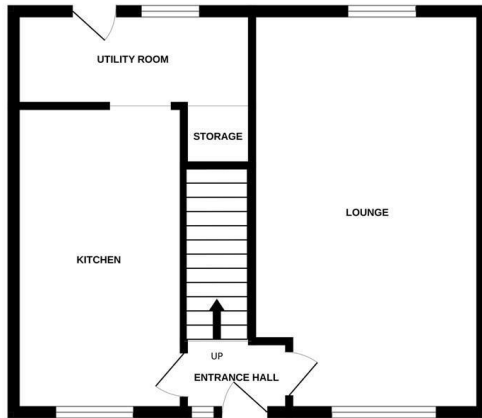
65 Manby Road | | Norwich | NR7 9DB

£240,000

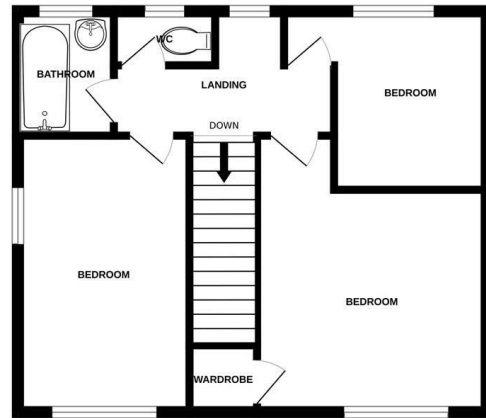
****MID TERRACE HOUSE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, MID TERRACE HOUSE situated in the highly sought after Heartsease estate to the north/east of Norwich. Accommodation comprising entrance hall, lounge, kitchen and utility room to the ground floor. On the first floor there are THREE BEDROOMS, bathroom and WC off landing. Outside there is a FRONT DRIVEWAY providing off road parking and to the rear there is a well presented and private garden. The house benefits from double glazing, gas heating, NO ONWARD CHAIN and is in excellent condition throughout. The property would make a great first time purchase so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



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 ©2025

Location

Situated to the north-east of Norwich close by to a good selection of amenities including schooling, shops, popular local pubs and restaurants. There are regular public transport links to and from the City centre with ease of access to the Norwich Ring Road, Mousehold Heath and NDR.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

Lounge 19'4" x 10'11"

Two double glazed windows, two radiators.

Kitchen 14'4" x 8'2"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, double glazed window, radiator.

Utility Room 11'4" x 4'7"

Space for washing machine and tumble dryer, double glazed window, door to rear.

First Floor Landing

Doors to three bedrooms, bathroom and WC.

Bedroom One 12'9" x 12'2"

Double glazed window, radiator, storage cupboard.

Bedroom Two 13'6" x 9'11"

Double glazed window, radiator.

Bedroom Three 11'6" x 8'3"

Double glazed window, radiator.

Bathroom 5'6" x 4'7"

Panelled bath with shower over, hand wash basin, radiator, frosted double glazed window.

WC

Low level WC, frosted double glazed window.

Outside Front

Lawned garden and driveway providing off road parking.

Outside Rear

Patio seating area, timber decking, lawned garden, mature shrubs and trees, enclosed by timber fencing.

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		
(81-91) B		86
(69-80) C	72	
(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