



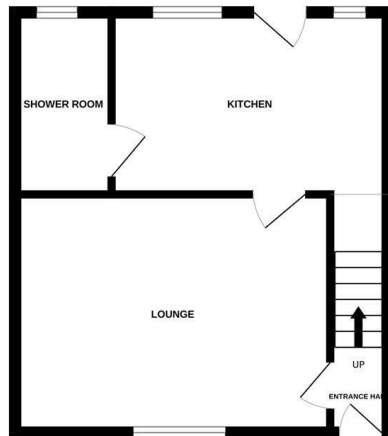
75 Morse Road | | Norwich | NR1 4PN

Offers In Excess Of £180,000

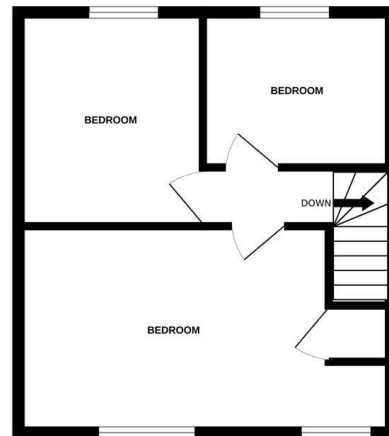
****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer **THREE BEDROOM, MID TERRACE HOUSE** situated to the east of Norwich. Accommodation comprising entrance hall, lounge, kitchen and shower room to the ground floor. On the first floor there are **THREE BEDROOMS OFF LANDING**. Outside there is a low maintenance front garden and a **LARGE, LAWNED REAR GARDEN**. The house benefits from double glazing, gas heating and is **OFFERED WITH NO ONWARD CHAIN**. 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. The 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 is given 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 Hall

Door to lounge and stairs to first floor.

Lounge 14'11" x 11'5"

Double glazed window, radiator.

Kitchen 12'11" x 9'0"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window, radiator, door to rear.

Shower Room 8'8" x 4'6"

Walk-in shower, low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to three bedrooms.

Bedroom One 18'1" x 9'11"

Two double glazed windows, radiator.

Bedroom Two 10'11" x 8'11"

Double glazed window, radiator.

Bedroom Three 8'11" x 7'10"

Double glazed window, radiator.

Outside Front

Low maintenance garden enclosed by fencing with path to front door.

Outside Rear

Large lawned garden enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band A.

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		
(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 A

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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01603764444