



**75 Northcote Road | | Norwich | NR3 4QE**

## Price Guide £175,000

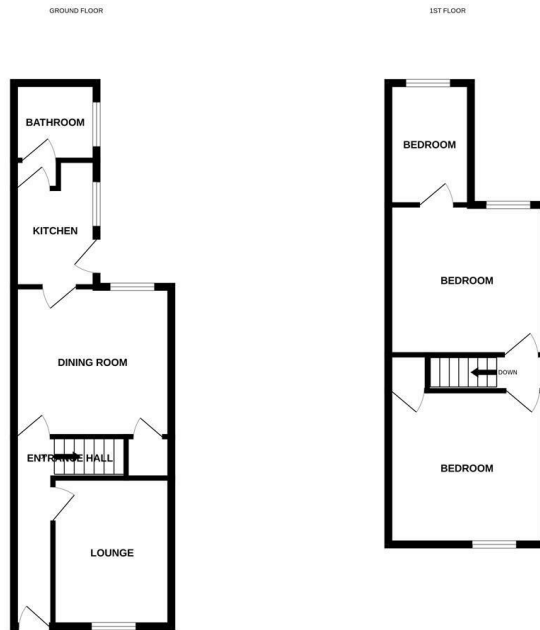
**\*\*HALL ENTRANCE TERRACE OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this three-bedroom, hall entrance mid terrace home, ideally positioned in the ever-popular NR3 area of Norwich. With a spacious layout, the property offers fantastic potential and is ready for buyers to place their own stamp on. The ground floor accommodation comprises a welcoming entrance hall, lounge, separate dining room, kitchen and bathroom. On the first floor there are two bedrooms off landing, with a third bedroom accessed from bedroom two – a layout typical of these sought-after period terraces.

Outside, the property benefits from a low maintenance front garden, while to the rear there is a non-bisected garden, providing a private and practical outdoor space to enjoy.

The home features double glazing and electric heating, but does require modernisation throughout, making it an exciting opportunity for first-time buyers, investors or those seeking a project in one of Norwich's most desirable districts. Offered with excellent scope to improve and add value, this property is sure to attract high levels of interest. Early viewing is highly recommended.



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While every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, distances, areas and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The nature, extent and application of any such facts are not to be taken as a guarantee as to their accuracy or otherwise can be given. Made with Mapbox (2025)

## Location

Northcote Road is within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath, NDR and the Norwich Ring Road.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge, dining room and stairs to first floor.

### Lounge 11'0" x 8'10"

Double glazed window, electric heater.

### Dining Room 11'6" x 11'2"

Double glazed window, electric heater, storage cupboard.

### Kitchen 9'3" x 6'2"

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

### Bathroom 6'1" x 5'8"

Panelled bath, low level WC, hand wash basin, frosted double glazed window.

### First Floor Landing

Doors to two bedrooms.

### Bedroom One 11'7" x 11'3"

Double glazed window, storage cupboard.

### Bedroom Two 11'6" x 11'3"

Double glazed window.

### Bedroom Three 9'4" x 6'2"

Double glazed window.

## Outside Front

Low maintenance garden with steps to front door.

## Outside Rear

Non-bisected garden with paving and artificial lawn, mature plants and shrubs 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</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	

### 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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