



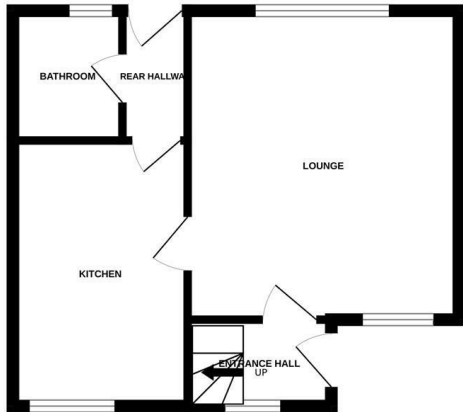
15 Brightwell Road | | Norwich | NR3 3PG

£200,000

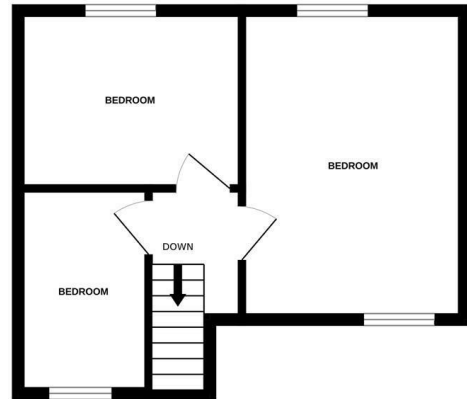
****EXCELLENT FIRST TIME PURCHASE**** Gilson Bailey are delighted to present this well-presented three-bedroom mid-terrace home, ideally located in the ever-popular NR3 area of Norwich. The property offers light and spacious accommodation including an entrance hall, a cosy lounge, a fitted kitchen and bathroom to the ground floor, while upstairs provides three good-sized bedrooms off the landing. Outside, the home enjoys a lawned front garden, a generous rear garden with both lawned and paved areas, and a large storage shed, with on-street parking available to the front. Benefiting from gas central heating, double glazing and being in excellent condition throughout, this charming property represents an ideal first-time purchase or investment opportunity in a highly desirable location—early viewing is highly recommended.



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.
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Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the city centre with ease of access to the Norwich Ring Road and NDR.

Accommodation Comprises

Front door to:

Entrance Hall

Door to lounge and stairs to first floor.

Lounge 18'9" x 15'10"

Two double glazed windows, radiator.

Kitchen 12'3" x 10'3"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer, washing machine and dishwasher, double glazed window, radiator.

Bathroom 7'4" x 6'2"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

First Floor Landing

Doors to three bedrooms.

Bedroom One 19'6" x 12'1"

Two double glazed windows, radiator.

Bedroom Two 11'10" x 7'5"

Double glazed window, radiator.

Bedroom Three 12'3" x 7'0"

Double glazed window, radiator.

Outside Front

Lawned garden and on street parking.

Outside Rear

Large paved and lawned garden, timber storage shed, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold

Utilities

Full fibre broadband available.

Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(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.

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