



30 Anchor Street | | Norwich | NR3 1NR

Guide Price £190,000

****GUIDE PRICE £190,000 - £200,000**** Gilson Bailey are delighted to offer this well-presented three-bedroom mid-terrace home, ideally positioned in the sought-after NR3 area of Norwich within easy walking distance of the City Centre, and offered with NO ONWARD CHAIN. The accommodation includes a welcoming lounge, separate dining room, fitted kitchen and bathroom on the ground floor, with two bedrooms off landing and a third bedroom off bedroom two upstairs. Outside, the property boasts a low-maintenance front garden and a private, non-bisected rear garden—perfect for relaxing or entertaining. Further benefits include gas central heating and double glazing throughout. Representing an excellent first-time purchase or buy-to-let investment in a popular and convenient location, early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of flats, rooms, yards and any other parts are approximate and not necessarily to scale for any one, extension or more. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown hereon are not to be taken as a guarantee as to their quality or efficiency and are given in accordance with the Building Regulations 2010.

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:

Lounge 11'2" x 11'2"

Double glazed window, radiator.

Dining Room 11'1" x 11'2"

Double glazed window, radiator, storage cupboard.

Kitchen 9'1" x 6'1"

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

Bathroom 7'5" x 6'1"

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

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'2" x 11'2"

Double glazed window, radiator, storage cupboard.

Bedroom Two 11'1" x 11'2"

Double glazed window, radiator.

Bedroom Three 9'3" x 6'1"

Double glazed window, radiator.

Outside

Low maintenance front garden and a non-bisected paved rear garden with rear gate access.

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		78
(55-68) D	67	
(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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