

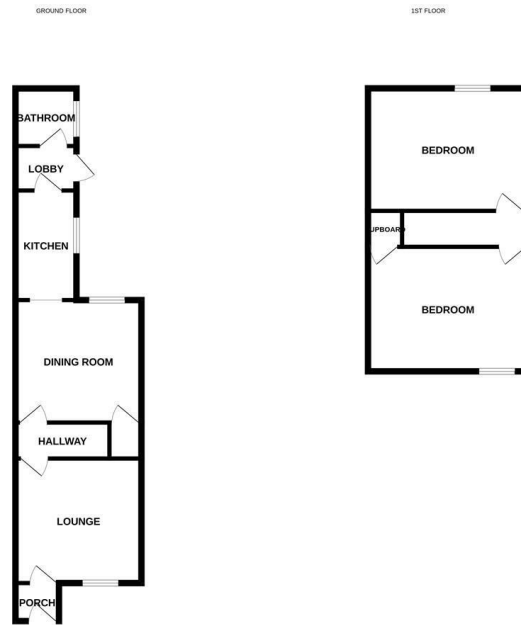


**28 Guernsey Road | | Norwich | NR3 1JJ**

## Offers In The Region Of £165,000

**\*\* CALLING ALL DEVELOPERS \*\*** GILSON BAILEY are delighted to offer this TWO BEDROOM, OVER PASSAGE, MID TERRACE HOUSE IN NEED OF RENOVATION WITH NO ONWARD CHAIN, situated in the highly sought after NR3 area of Norwich just a short walk from Norwich's City Centre. Accommodation comprising porch, lounge, open plan kitchen diner, lobby and bathroom to the ground floor. On the first floor there are two bedrooms off landing. Outside there is a low maintenance front garden and rear garden. BE QUICK TO ARRANGE YOUR VIEWING!





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, variation or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee, as to their operation or efficiency, can be given. Made valid 16/09/2025

## 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

Door to

## Porch

Door to

## Lounge 11'5" x 11'3"

Window, radiator, door to

## Stairwell

Stairs to first floor, door to

## Dining Room 11'3" x 11'3"

Window, radiator, understairs cupboard, open plan to

## Kitchen 10'5" x 5'10"

Window, wall and base units, sink, gas boiler, door to

## Lobby

Doors to cupboard, bathroom and side.

## Bathroom

Shower, hand wash basin, low level WC

## First Floor Landing

Doors to Bedrooms One and Two.

## Bedroom One 14'6" x 11'5"

Window, radiator, door to cupboard.

## Bedroom Two 14'7" x 11'5"

Window, radiator, opening to cupboard.

## Outside

Front garden, courtyard rear garden.


## Tenure

Freehold

## Local Authority



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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 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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