



**25 Bertie Road | | Norwich | NR3 2HA**

**£200,000**

**\*\*CALLING ALL FIRST TIME BUYERS\*\*** Gilson Bailey are delighted to present this charming and well-presented three-bedroom mid-terrace home, discreetly tucked away within the highly sought-after NR3 area of Norwich. Accessed via a welcoming entrance porch, the accommodation flows effortlessly through a cosy lounge, separate dining room, fitted kitchen and ground floor bathroom. Upstairs, two bedrooms are accessed from the landing, with a third bedroom leading off bedroom two, offering flexible living or home office space. Externally, the property enjoys a low-maintenance front garden and a generously sized, bisected rear garden, perfect for relaxing or entertaining. Further benefits include double glazing, gas central heating with a new boiler fitted in 2025, and excellent condition throughout. Ideal for first-time buyers or buy-to-let investors alike, this superb home is not to be missed — early viewing is strongly recommended.





While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee can be given for their condition or efficiency. Call for plans. Made with Metaplan C200

## Location

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

## Accommodation Comprises

Front door to:

### Entrance Porch

Door to:

### Lounge 11'2" x 10'7"

Double glazed window, radiator.

### Dining Room 11'1" x 10'6"

Double glazed window, radiator, cupboard.

### Kitchen 8'2" x 5'8"

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

### Bathroom 7'3" x 6'0"

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

### First Floor Landing

Doors to two bedrooms.

### Bedroom One 11'2" x 10'6"

Double glazed window, radiator, cupboard.

### Bedroom Two 11'2" x 10'6"

Double glazed window, radiator.

### Bedroom Three 8'2" x 5'8"

Double glazed window, radiator.

## Outside Front

Low maintenance garden enclosed by brick walling with path to front door.

## Outside Rear

Large bisected lawned garden, patio area, timber 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) <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<br>2002/91/EC |  |

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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