44 White House Court I I Norwich I NR3 3UF

Offers In Excess Of £130,000

FIRST FLOOR FLAT WITH A GARAGE AND NO ONWARD CHAIN Gilson Bailey are delighted to offer this lovely two-bedroom first-floor flat, tucked away within the highly sought-after NR3 area of Norwich. Well-presented throughout, the accommodation comprises a welcoming entrance hall, a bright dual-aspect lounge/diner, fitted kitchen, bathroom and two well-proportioned bedrooms, with one benefiting from access to a private balcony. Externally, the property enjoys the advantage of an en-bloc garage and well-maintained communal lawned gardens. Further benefits include double glazing, electric heating, a long lease and the added advantage of no onward chain, making this an ideal opportunity for first-time buyers or buy-to-let investors alike.

gilsonbailey

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

FIRST 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.
Made with Metropix ©2025

Location
White House Court is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets with great public transport links to and from the City centre. There is ease of access to the Norwich Ring Road, Norwich International Airport and NDR.

Accommodation Comprises
Communal entrance with stairs to first floor. Front door to:

Entrance Hall
Doors to lounge/diner, kitchen, two bedrooms and bathroom.

Lounge/Diner 15'11" x 10'0"
Two double glazed windows, electric heater.

Kitchen 9'5" x 7'0"
Fitted wall and base units with worktops over, sink and drainer, cooker included, fridge/freezer and washing machine, double glazed window.

Bedroom One 12'1" x 10'0"
Double glazed window, electric heater.

Bedroom Two 9'6" x 8'2"
Double glazed window, door to balcony, electric heater.

Bathroom 6'4" x 4'10"
Panelled bath with shower over, low level WC, hand wash basin, extractor fan.

Outside
En-bloc garage and communal lawned gardens.

Local Authority
Norwich City Council, Tax Band A.

Tenure
Leasehold - Term 999 years from 01 January 1971. Please note ground rent and service/maintenance charges are £1100 per annum. For further information, please contact the office.

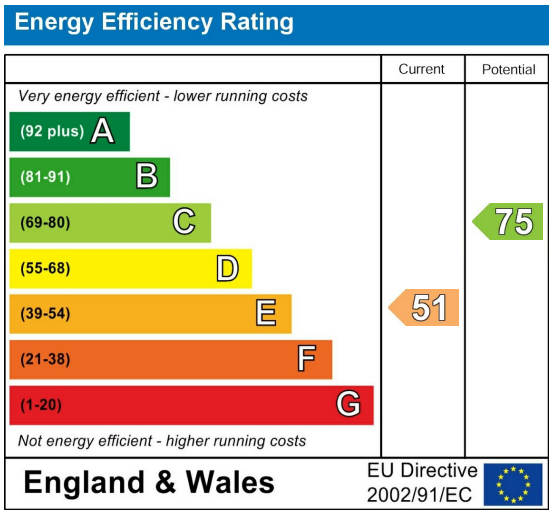
Utilities
Cabinet broadband.
Mains water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.
This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

https://www.gilsonbailey.co.uk
01603764444

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk



Local Authority

Norwich City Council, Tax Band A

Tenure

Leasehold

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.

https://www.gilsonbailey.co.uk
01603764444