







277 Drayton Road I I Norwich I NR3 2PW

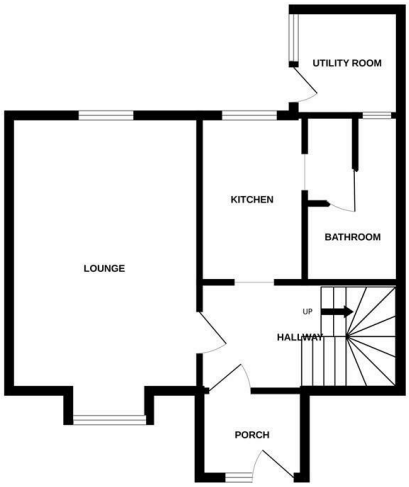
Guide Price £220,000

GUIDE PRICE: £220,000 - £230,000 **THE PERFECT FIRST TIME PURCHASE OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this attractive and move-in-ready three-bedroom mid-terrace home enjoys a prime position in the highly sought-after NR3 area of Norwich and presents a fantastic opportunity for first-time buyers and investors alike. Boasting generous and well-balanced accommodation, the property features a bright and spacious lounge/diner, perfect for modern living, a well-fitted kitchen, newly fitted ground floor bathroom, and a practical utility room. Upstairs, three well-proportioned bedrooms lead off the landing, with the principal bedroom enhanced by a stylish newly fitted en-suite shower room. Outside, a substantial driveway provides ample off-road parking, while the enclosed rear garden offers a private and low-maintenance space ideal for relaxing or entertaining. Benefiting from double glazing, gas central heating (boiler fitted in 2025 and new radiators thoughout) and the significant advantage of no onward chain, this is a superb home ready to be enjoyed — early viewing is strongly advised.

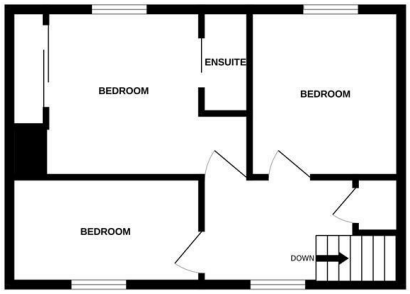
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GROUND FLOOR



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 Porch
Door to:

Hallway
Doors to lounge/diner, kitchen and stairs to first floor.

Lounge/Diner 16'4" x 10'4"
Two double glazed windows, two radiators.

Kitchen 10'5" x 6'3"
Fitted wall and base units with worktops over, sink and drainer, space for cooker with extractor hood over, dishwasher, fridge and freezer, double glazed window.

Bathroom
Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted single glazed window, extractor fan.

Utility Room 6'8" x 6'1"
Space for washing machine, tumble dryer and more white goods, door to side.

First Floor Landing
Doors to three bedrooms.

Bedroom One 12'0" x 9'10"
Double glazed window, radiator, built in wardrobe.

En-Suite
Shower cubicle, low level WC, hand wash basin, heated towel rail, extractor fan.

Bedroom Two 10'7" x 8'11"
Double glazed window, radiator.

Bedroom Three 10'11" x 6'7"
Double glazed window, radiator.

Outside Front
Lawned garden with mature plants and a large driveway providing off road parking.

Outside Rear
Patio area with steps up to lawned garden, timber decking, timber shed, enclosed by fencing.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Freehold

Utilities
Fibre to the property.
Mains gas, 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.

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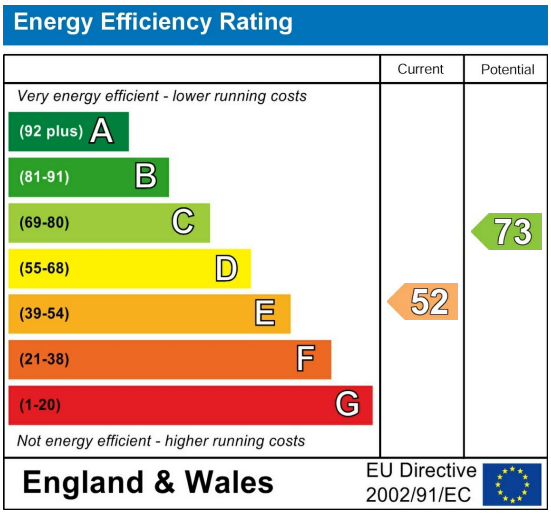












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.