



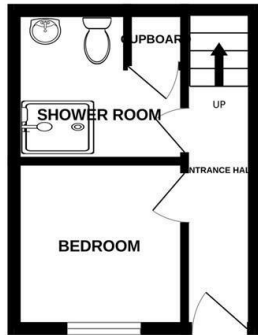
**55A Esdelle Street | | Norwich | NR3 3BN**

**£150,000**

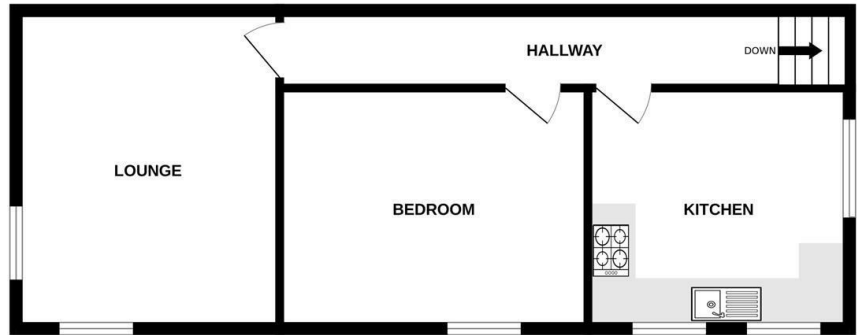
**\*\*UNIQUE MAISONETTE APARTMENT WITHIN SHORT WALKING DISTANCE TO THE CITY CENTRE\*\*** Gilson Bailey are delighted to offer this well-presented, spacious and unique two-bedroom maisonette apartment, ideally positioned in the ever-popular NR3 area of Norwich, just a short walk from the City Centre and the exciting Anglia Square regeneration. Offering stylish and versatile accommodation arranged over two floors, the property comprises an entrance hall, a bedroom and a contemporary shower room on the ground floor, while the first floor features a comfortable lounge, a second well-proportioned bedroom and a bright dual-aspect kitchen flooded with natural light. Outside, a gated courtyard provides the rare benefit of off-road parking, adding to the property's appeal. Further benefits include double glazing, gas central heating and excellent decorative order throughout. Whether you're a first-time buyer looking to step onto the property ladder or an investor seeking a ready-to-let home in a highly desirable location, this fantastic maisonette is not to be missed. Early viewing is highly recommended.



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

Esdelle Street is within walking distance of the City centre, located close by to many local amenities including schooling, popular local pubs, shops, restaurants and supermarkets. There is ease of access to the Norwich Ring Road, NDR, Norwich international Airport and Norwich train station.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to bedroom, shower room and stairs to first floor.

### Bedroom Two 7'7" x 7'7"

Double glazed window.

### Shower Room 7'6" x 6'11"

Shower cubicle, low level WC, hand wash basin, heated towel rail.

### First Floor Landing

Doors to lounge, kitchen and bedroom.

### Lounge 13'9" x 11'10"

Two double glazed window, radiator.

### Kitchen 11'10" x 10'11"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, three double glazed windows.

### Bedroom One 13'11" x 10'8"

Double glazed window, radiator.

## Outside

Gated courtyard providing off road parking for one car.

## Local Authority

Norwich City Council, Tax Band A.

## Tenure

Leasehold

Term 189 years from 24 October 1975

Service Charge n/a

Ground Rent £10 per annum

## 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.





#### 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 |  |

#### 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.

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