



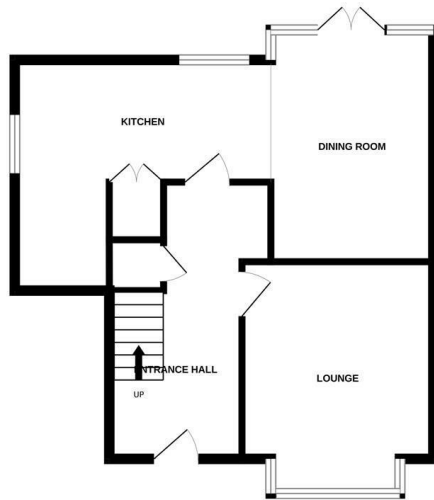
120 Glenmore Gardens | | Norwich | NR3 2RN

Guide Price £270,000

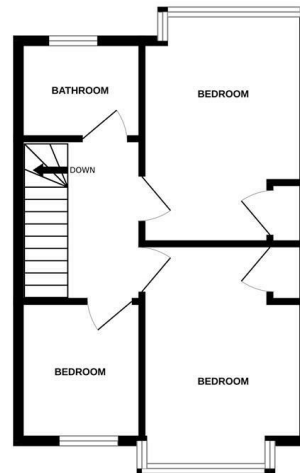
****GUIDE PRICE £270,000 - £280,000 MODERNISED EXTENDED END TERRACE HOUSE ON A CORNER PLOT**** Gilson Bailey are delighted to offer this recently modernised and extended, three bedroom end-terrace house, occupying an attractive corner plot in the sought-after NR3 area of Norwich and presented in excellent condition throughout. Offering stylish and well-proportioned accommodation, the ground floor comprises a welcoming entrance hall, comfortable lounge and an impressive open-plan kitchen/diner, creating a fantastic sociable space for everyday living and entertaining. Upstairs, there are three good-sized bedrooms and a modern family bathroom off landing, providing a practical layout for couples and families alike. Outside, the generous corner position allows the property to enjoy private gardens to the front, side and rear, providing an excellent amount of outdoor space, while the added benefit of a garage with parking in front further enhances the home. Additional benefits include double glazing and gas heating. Combining its recent improvements, extended accommodation, generous outside space, garage and popular NR3 location, this superb property is likely to appeal to a wide array of buyers, so be quick to book a viewing.



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

Glenmore Gardens is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and has good public transport links to and from the City Centre. There is also great access to Norwich Ring Road and the NDR.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

Lounge 13'0" x 10'9"

Double glazed windows, radiator.

Dining Room 13'0" x 9'1"

Patio doors, double glazed windows, radiator.

Kitchen 14'4" x 13'0"

Fitted base units with worktops over, sink and drainer, Range cooker, integrated fridge/freezer, space for washing machine, double glazed window, radiator.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 13'4" x 9'9"

Double glazed windows, radiator, built in cupboard.

Bedroom Two 13'4" x 9'9"

Double glazed windows, radiator, built in cupboard.

Bedroom Three 7'9" x 6'7"

Double glazed window, radiator.

Bathroom 6'3" x 5'6"

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

Outside Front

Lawned gardens to the front and side enclosed by walling and hedging.

Outside Rear

Patio and lawned garden, timber shed, single garage with parking in front, enclosed by timber 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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