



## 13 Silver Road | Norwich | NR3 4TB

**Offers In Excess Of £235,000**

\*\*THE IDEAL FIRST TIME PURCHASE JUST A SHORT WALK FROM THE CITY CENTRE\*\* Gilson Bailey are delighted to offer this well presented three-bedroom mid-terrace home, perfectly positioned in the highly sought-after NR3 area of Norwich, within easy walking distance of the vibrant City Centre.

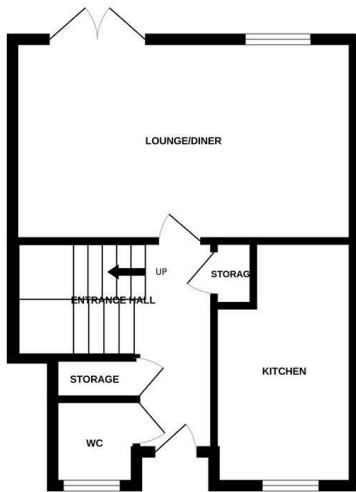
This charming home offers well-designed accommodation throughout, comprising an entrance hall, a spacious open-plan lounge/diner ideal for entertaining or relaxing, a well-equipped kitchen, and a convenient ground-floor WC. Upstairs, there are three bedrooms and a shower room off the landing, providing comfortable and versatile living for families, couples, or professionals alike.

Outside, the property benefits from a low-maintenance front garden and a fully enclosed rear garden – a private space with rear access to off-road permit parking.

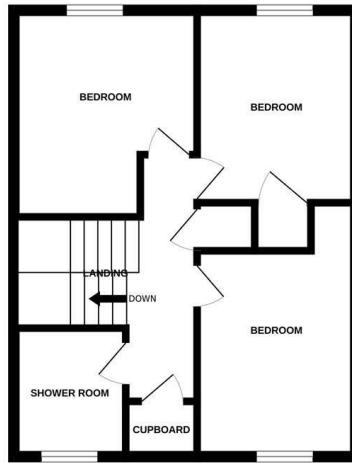
Further benefits include gas central heating, double glazing, and the property being presented in excellent decorative order throughout. Ready to move straight into, this superb home would make an ideal first-time purchase or a fantastic buy-to-let investment in one of Norwich's most popular and convenient locations.

**G**  
**gilsonbailey**

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 equipment have not been tested and no guarantee as to their operation or efficiency can be given.  
 Made with Metropix 6.2025

## Location

Silver Road 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 lounge/diner, kitchen, WC and stairs to first floor.

### Lounge/Diner 18'0" x 10'3"

Double glazed window, patio doors, two radiators.

### Kitchen 13'0" x 7'6"

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

### WC 4'7" x 4'0"

Low level WC, hand wash basin, frosted double glazed window.

### First Floor Landing

Doors to three bedrooms and shower room.

### Bedroom One 12'3" x 8'4"

Double glazed window, radiator.

### Bedroom Two 8'11" x 8'4"

Double glazed window, radiator.

### Bedroom Three 9'3" x 8'1"

Double glazed window, radiator.

### Shower Room 6'10" x 6'4"

Walk in shower, low level WC, hand wash basin, radiator, frosted double glazed window.

### Outside Front

Paved and shingled garden with path to front door.

### Outside Rear

Paved garden, timber shed, enclosed by fencing and walling with rear gate access to off road permit parking.

### 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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