



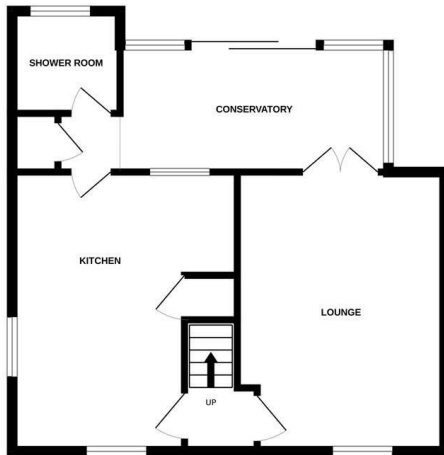
213 Colman Road | | Norwich | NR4 7HQ

Guide Price £220,000

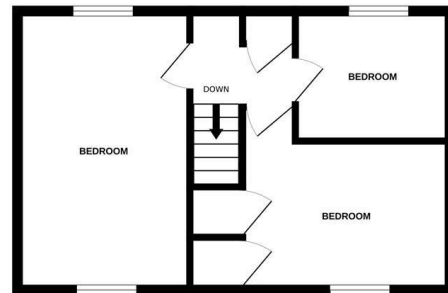
****EXTENDED END TERRACE HOUSE CLOSE TO THE UNIVERSITY**** Gilson Bailey are delighted to offer this extended three-bedroom end-terrace house situated to the west of Norwich, conveniently located close to the University and a wide range of local amenities. Offering spacious and well-balanced accommodation throughout, the property comprises an entrance hall, comfortable lounge, fitted kitchen, shower room and a conservatory overlooking the rear garden. Upstairs, there are three bedrooms accessed from the landing, providing excellent space for families, first-time buyers or tenants alike. Externally, the property benefits from a driveway providing off-road parking and a generous enclosed rear garden ideal for relaxing, entertaining or further potential. Further benefits include double glazing, gas central heating and the added advantage of no onward chain, making this an excellent opportunity for both owner occupiers and investment buyers.



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

Colman Road is located to the west of Norwich with close access to both the University of East Anglia and Norfolk and Norwich University Hospital. Local amenities include good schooling for all ages, popular shops, pubs and restaurants. There is ease of access to the Norwich ring road, A47 southern bypass and A11 with regular bus links to and from the city centre.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

Lounge 15'5" x 11'5"

Double glazed window, radiator, wood burner, doors to rear.

Kitchen 15'4" x 12'5"

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

Shower Room 6'4" x 5'6"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Conservatory 14'11" x 7'0"

Two radiators, sliding patio doors.

First Floor Landing

Doors to three bedrooms.

Bedroom One 15'5" x 9'3"

Two double glazed windows, radiator.

Bedroom Two 11'5" x 9'8"

Double glazed window, radiator.

Bedroom Three 8'6" x 7'4"

Double glazed window, radiator.

Outside Front

Driveway providing off road parking.

Outside Rear

Large garden 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		76
(55-68) D	63	
(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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