



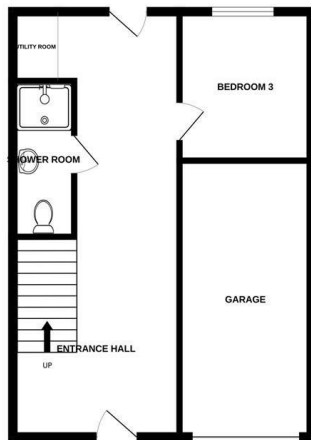
39 St. Georges Street | | Norwich | NR3 1DA

£350,000

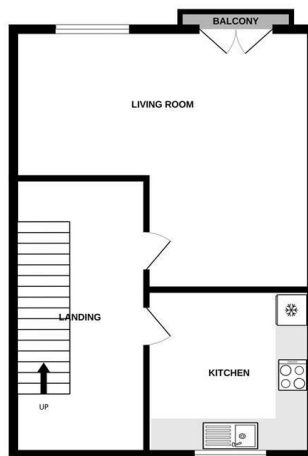
****CITY CENTRE TOWNHOUSE WITH A GARAGE, OFF ROAD PARKING, AND NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this THREE BEDROOM, THREE STOREY END TOWNHOUSE ideally situated in the City Centre of Norwich. Accommodation comprises an entrance hall, downstairs bedroom and a shower room to the ground floor. On the first floor you will find the bright and spacious lounge/diner with a Juliet balcony, alongside a well appointed kitchen. On the second floor there are two more bedrooms and a separate bathroom. Outside to the rear there is an INTEGRAL GARAGE with power and lighting with off road parking to the front of the garage. The townhouse benefits from double glazing, gas heating and would suit a wide array of buyers so be quick to book a viewing.



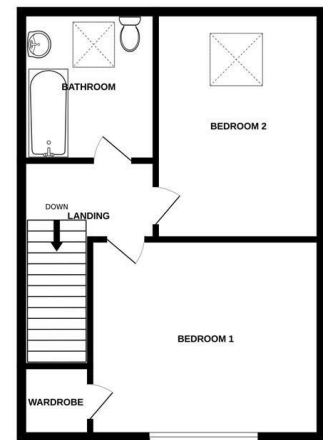
GROUND FLOOR



1ST FLOOR



2ND 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 Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

Accommodation Comprises

Door to

Entrance Hall

Built in storage cupboard, utility area, door to rear courtyard area. Radiator and stairs to first floor.

Living Room 15'5" x 15'1"

'L' shaped living room with front aspect window and glazed doors and Juliet Balcony.

Kitchen 12'5" x 8'6"

Kitchen with ample storage and work surface. Appliances include electric hob, oven, cooker hood and fridge/free

Bedroom One 11'9" x 11'1"

Rear aspect window, built in wardrobe and radiator.

Bedroom Two 13'5" x 8'6"

Velux window and radiator.

Bedroom Three 7'6" x 7'2"

Front aspect window and radiator. T

Bathroom

Modern white suite comprising bath, WC and wash basin. Velux window and radiator.

Shower Room

Suite in white comprising shower cubicle, WC and wash basin. Laminate floor and radiator.

Outside

Small private rear courtyard area.

Garage & Parking

Integral garage with up & over door, power & light. Private driveway parking for one car.

Tenure

Freehold

Local Authority

Norwich City Council - Tax Band C

Utilities


Ultrafast Broadband available.
Mains gas, electric and water.

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	72	83
(55-68) D		
(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 C

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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