



13 Gipsy Close | | Norwich | NR5 8BA

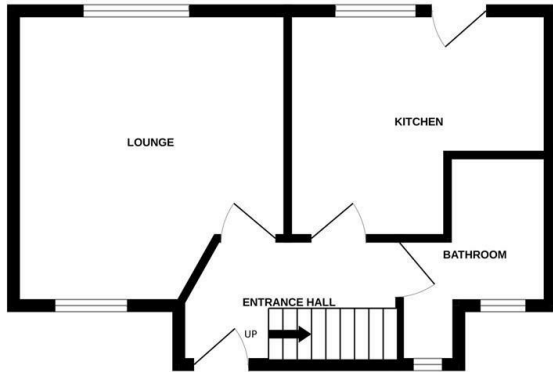
Guide Price £220,000

****GUIDE PRICE £220,000 - £230,000 OFFERED WITH NO ONWARD CHAIN****

Gilson Bailey are delighted to offer this well presented, three bedroom, mid terrace house situated to the west of Norwich, offering excellent access to the University of East Anglia, Norfolk and Norwich University Hospital and the City Centre. The accommodation comprises an entrance hall, spacious lounge, fitted kitchen and bathroom to the ground floor. On the first floor there are three well proportioned bedrooms off the landing. Outside, the property benefits from a driveway providing off-road parking to the front, while the generous rear garden is mainly laid to lawn with a shingled seating area, offering plenty of space for relaxing and entertaining. The house has been recently redecorated throughout and further benefits from new carpets, double glazing, gas central heating and is offered with no onward chain, making it an excellent first-time purchase or buy-to-let investment. 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

Gypsy Close is close by to many local amenities including schooling, popular local shops, supermarkets, pubs and restaurants with good access to and from the City Centre and ease of access to both the University of East Anglia and Norwich and Norwich University Hospital. There is also easy access to the Norwich Ring Road, A47 southern bypass with links to the A11 and A140 and Longwater Retail Park.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen, bathroom and stairs to first floor.

Lounge 13'5" x 12'7"

Two double glazed windows, radiator.

Kitchen 12'7" x 10'5"

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, door to rear.

Bathroom

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

First Floor Landing

Doors to three bedrooms.

Bedroom One 13'5" x 9'8"

Two double glazed windows, radiator.

Bedroom Two 13'3" x 9'1"

Two double glazed windows, radiator.

Bedroom Three 10'4" x 6'2"

Double glazed window, radiator.

Outside Front

Driveway providing off road parking.

Outside Rear

Paved and shingled area, lawned garden, mature plants, shrubs and trees, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band A.

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		88
(69-80) C		
(55-68) D	65	
(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 A

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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