



103 City Road | | Norwich | NR1 2HP

£450,000

****STUNNING BAY FRONTED THREE STOREY TERRACE WITHIN WALKING DISTANCE TO THE CITY**** Gilson Bailey are thrilled to offer this rarely available and truly magnificent five-bedroom, hall entrance, period terrace house, bursting with charm and original features, ideally located just a short stroll from Norwich's historic City Centre. This striking bay-fronted Victorian home spans three floors of generous living space, with a welcoming entrance hall leading to a light-filled lounge, elegant dining room, cosy breakfast room, well-appointed kitchen and family bathroom. The first floor offers four beautifully proportioned bedrooms and a stylish shower room, while the top floor provides a further spacious bedroom, perfect as a master retreat or guest suite. Outside, the property boasts a charming low-maintenance frontage and a private, non-bisected courtyard garden – the ideal suntrap for al fresco dining or entertaining. Blending period elegance with modern comforts including gas central heating and double glazing, this exceptional home represents a rare opportunity to secure a piece of Norwich's architectural heritage. A truly outstanding family home – early viewing is essential.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given. Made with Metaplan (2020)

Location

The favoured south city of Norwich offers good access to and from the City centre along with popular local amenities to include schooling, shops, supermarkets, pubs and restaurants. There is ease of access to Norwich Bus station, Chapelfield Gardens, University of East Anglia, Norfolk and Norwich University Hospital, A11 and the A47 southern bypass.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, dining room, breakfast room and stairs to first floor.

Lounge 16'0" x 12'11"

Three double glazed windows, two radiators, cast iron fireplace.

Dining Room 12'11" x 11'5"

Double glazed window, radiator, cast iron fireplace.

Breakfast Room 12'1" x 9'11"

Double glazed window, radiator.

Kitchen 12'8" x 9'10"

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

Bathroom 9'10" x 6'9"

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

First Floor Landing

Doors to four bedrooms, shower room and stairs to second floor.

Bedroom Two 12'7" x 9'11"

Double glazed window, radiator.

Bedroom Three 12'11" x 11'5"

Double glazed window, radiator.

Bedroom Four 13'0" x 11'1"

Double glazed window, radiator.

Bedroom Five 12'7" x 5'10"

Double glazed window, radiator.

Shower Room 8'8" x 7'0"

Shower cubicle, low level WC, hand wash basin, bidet, radiator, frosted double glazed window.

WC

Low level WC, hand wash basin.

Second Floor Landing

Door to:

Bedroom One 13'5" x 12'4"

Double glazed window, radiator, eaves storage.

Outside Front

Small low maintenance garden enclosed by brick walling with path to front door.

Outside Rear

Non-bisected garden with a storage shed with rear gate access.

Local Authority

Norwich City Council, Tax Band D.

Tenure

Freehold

Utilities



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(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 D

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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