



38 Guernsey Road | | Norwich | NR3 1JJ

Offers In Excess Of £230,000

****CHARMING NR3 TERRACE OFFERED WITH NO ONWARD CHAIN**** Situated in the ever-popular NR3 area of Norwich, this well-presented three-bedroom mid-terrace house perfectly blends character and comfort, making it an ideal first-time buy. The ground floor offers a welcoming lounge, a separate dining room, a modern kitchen, a handy utility space, and a well-appointed bathroom. Upstairs, there are two bedrooms off the landing, with bedroom three accessed from bedroom two, providing flexible living arrangements. Outside, the property enjoys a low-maintenance front garden and a south-facing, bisected rear garden—perfect for relaxing or entertaining. Benefiting from gas central heating, double glazing, no onward chain, and being in excellent condition throughout, this charming home is ready to move straight into. Ideally located close to the city centre, local shops, and amenities, early viewing is highly recommended!





While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, wall, ceiling, height and any other measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for descriptive purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee, as to their condition or efficiency can be given.
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Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the city centre with ease of access to the Norwich Ring Road and NDR.

Accommodation Comprises

Front door to:

Lounge 11'3" x 11'3"

Double glazed window, radiator.

Dining Room 11'4" x 11'3"

Double glazed window, radiator.

Kitchen 10'10" x 6'6"

Fitted wall and base units with worktops over, sink and drainer, space for cooker and fridge, double glazed window.

Utility Space/Lobby 6'6" x 2'8"

Space for washing machine and door to garden.

Bathroom 6'5" x 5'6"

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

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'5" x 11'3"

Double glazed window, radiator, storage cupboard.

Bedroom Two 11'5" x 11'3"

Double glazed window, radiator.

Bedroom Three 10'10" x 6'5"

Double glazed window, radiator.

Outside Front

Paved garden enclosed by brick walling.

Outside Rear

Paved garden enclosed by walling and fencing with side gate access.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Freehold


Utilities

Full fibre broadband available.

Mains, gas water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(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 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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