



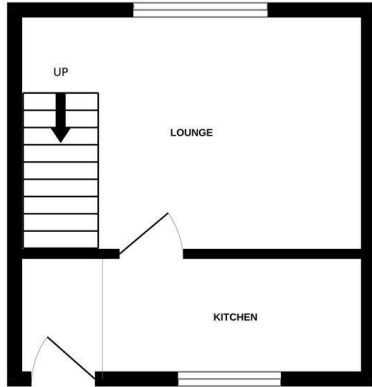
## 3 Mandells Court | | Norwich | NR3 1AY

### Offers Over £155,000

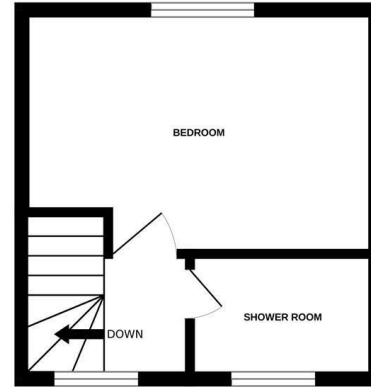
**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to present this well-presented and light-filled one-bedroom mid-terrace house, quietly tucked away in a peaceful City Centre location with charming views towards the church. Offering a rare opportunity to enjoy a tranquil setting right in the heart of Norwich, the property features an entrance hall, fitted kitchen and spacious lounge on the ground floor, with a double bedroom and modern shower room upstairs. Outside, beautifully maintained communal gardens provide a delightful outlook and a relaxing space to enjoy. Further benefits include double glazing, electric heating and the advantage of being offered with no onward chain. An ideal first home or buy-to-let investment, this unique property combines convenience with character and must be viewed to be fully appreciated.



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

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

Front door to:

### Entrance Hall

Access to:

### Kitchen 11'1" x 4'10"

Fitted wall and base units with worktops over, sink and drainer, fitted oven, space for fridge and washing machine, double glazed window.

### Lounge 13'6" x 9'7"

Window to rear, electric heater, stairs to first floor.

## First Floor Landing

Doors to bedroom and shower room.

### Bedroom 13'8" x 9'11"

Window to rear, electric heater.

### Shower Room 7'4" x 4'8"

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

## Outside

Communal gardens and on street permit parking available.

## Local Authority

Norwich City Council, Tax Band B.

## Tenure

Leasehold- Term 215 years from 1 September 1979. Please note service/maintenance charges are £157.04 per month. For further information, please contact the office.


## Utilities

Fibre to the cabinet broadband available.  
 Mains 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>82</b>
(21-38) <b>F</b>	<b>43</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Local Authority**

Norwich City Council, Tax Band B

**Tenure**

Leasehold

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.