



51 Northcote Road | | Norwich | NR3 4QF

Guide Price £210,000

GUIDE PRICE: £210,000 - £220,000 ****LOFT ROOM WITH CATHEDRAL VIEWS****
 Gilson Bailey are delighted to offer this attractive three bedroom, mid-terrace house situated in the highly sought-after NR3 area of Norwich. Offering spacious and versatile accommodation, the property comprises a welcoming lounge, separate dining room, kitchen and bathroom to the ground floor, while on the first floor there are two bedrooms off the landing, with bedroom three accessed via bedroom two, along with access to a converted loft room enjoying stunning cathedral views. Outside, the property benefits from a low-maintenance front garden, while to the rear is a large, non-bisected garden providing an excellent private outdoor space. Further benefits include double glazing, gas heating (Boiler was fitted 2025), charming cast iron fireplaces and the added advantage of being offered with no onward chain. This lovely home would make an ideal first-time purchase, combining generous accommodation, character features and a highly desirable location, so an early viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. Scale 1:500. Made with Metaplex 12/2010

Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs, restaurants, and Mousehold Heath. 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 11'1"

Double glazed window, radiator, cast iron fireplace.

Dining Room 11'3" x 11'0"

Double glazed window, radiator, cast iron fireplace, cupboard.

Kitchen 7'11" x 6'1"

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

Bathroom

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

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'3" x 11'0"

Double glazed window, radiator, cast iron fireplace, stairs to loft room.

Bedroom Two 11'3" x 11'1"

Double glazed window, radiator, cast iron fireplace.

Bedroom Three 7'10" x 6'0"

Double glazed window, radiator.

Loft Room 11'8" x 9'8"

Velux window, radiator.

Outside Front

Low maintenance garden enclosed by walling with path to front door.

Outside Rear

Non-bisected lawned garden enclosed by timber fencing with rear gate access.

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		
(69-80) C		77
(55-68) D		
(39-54) E	51	
(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.

<https://www.gilsonbailey.co.uk>
01603764444