



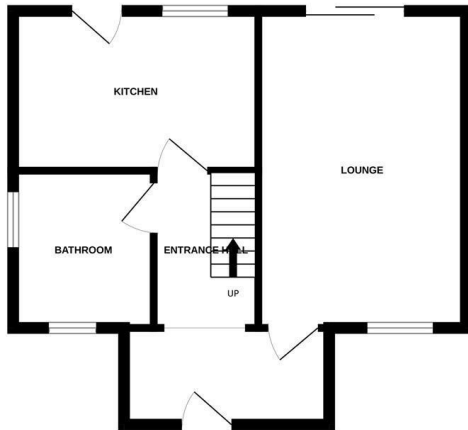
16 Wheeler Road | | Norwich | NR3 2EB

£200,000

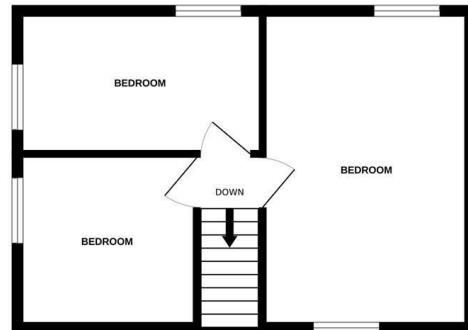
****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this three-bedroom semi-detached home, occupying a generous corner plot within the highly sought-after NR3 area of Norwich. Offering excellent potential and well-proportioned accommodation throughout, this property is ideally suited to first-time buyers, young families and those looking to enjoy one of the city's most desirable and well-connected locations. The accommodation comprises an entrance hall, a comfortable lounge, a fitted kitchen and a bathroom to the ground floor. Upstairs, there are three bedrooms accessed from the landing, providing flexible living space to suit a variety of needs. Outside, the property benefits from a large driveway providing ample off-road parking, along with enclosed gardens to the side and rear, offering plenty of outdoor space for relaxing, entertaining or future landscaping opportunities. Further benefits include double glazing, gas central heating and the significant advantage of being offered with no onward chain, helping to facilitate a smooth and straightforward purchase. Positioned within easy reach of Norwich city centre, popular local amenities and excellent transport links, this fantastic home represents an ideal first-time purchase and 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

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

Door to

Entrance Porch

Lounge 15'11" x 10'4"

Kitchen 12'4" x 8'0"

Bathroom 7'3" x 7'1"

First Floor Landing

Bedroom One 16'0" x 10'5"

Bedroom Two 12'5" x 7'2"

Bedroom Three 9'8" x 8'8"

Outside

Driveway providing off road parking and enclosed gardens to the side and rear.

Tenure

Freehold

Local Authority

Norwich City Council - Tax Band A

Utilities

Fibre to Property

Mains gas, water and electricity.

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.

Agents Note

There is potential structural issue, but a survey has not been carried out.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(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.