



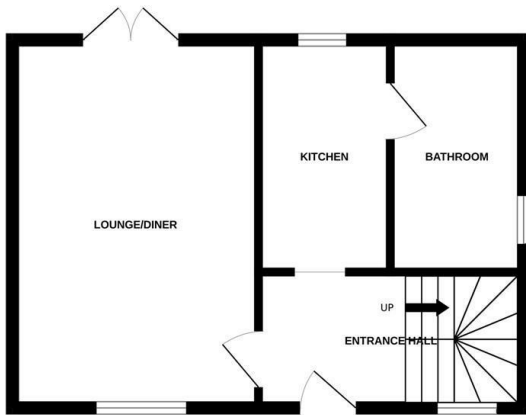
16 Birkbeck Road | | Norwich | NR1 2JZ

**Guide Price £230,000**

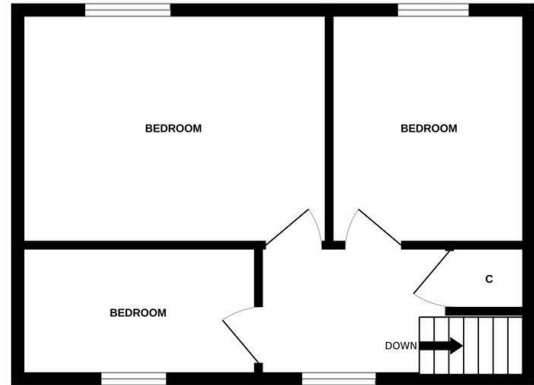
**\*\* GUIDE PRICE £230,000 TO £240,000 \*\*OFFERED WITH NO ONWARD CHAIN\*\***  
Gilson Bailey are delighted to offer this three-bedroom semi-detached home, ideally situated to the ever-popular south of Norwich. Offering spacious and versatile accommodation throughout, the property comprises a welcoming entrance hall, a bright and airy lounge/diner perfect for modern living, a well-appointed kitchen, and a ground floor bathroom. Upstairs, three well-proportioned bedrooms are accessed from the landing, providing comfortable space for families or first-time buyers alike. Externally, the home benefits from a generous driveway to the front offering ample off-road parking, while to the rear there is an impressive, large lawned garden—ideal for outdoor entertaining or relaxation. Further advantages include double glazing, gas central heating, and the significant benefit of being offered with no onward chain, ensuring a smooth purchase. This fantastic home represents an excellent opportunity to get onto the property ladder, so 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 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/diner, kitchen and stairs to first floor.

#### Lounge/Diner 16'5" x 10'11"

Double glazed window, radiator, patio doors.

#### Kitchen 10'4" x 5'6"

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

#### Bathroom 10'4" x 6'3"

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

#### First Floor Landing

Doors to three bedrooms.

#### Bedroom One 14'5" x 9'10"

Double glazed window, radiator.

#### Bedroom Two 10'5" x 8'11"

Double glazed window, radiator.

#### Bedroom Three 10'10" x 6'2"

Double glazed window, radiator.

#### Outside Front

Driveway providing off road parking.

### Outside Rear

Large lawned garden enclosed by fencing, walling and hedging.

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</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 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.