



**78 Rosebery Road | | Norwich | NR3 3NA**

**£220,000**

**\*\*CALLING ALL FIRST TIME BUYERS\*\*** Gilson Bailey are delighted to present this charming and well-presented three-bedroom mid-terrace home, ideally located in the highly sought-after NR3 area of Norwich, perfectly suited for first-time buyers or investors alike. The property offers a warm and inviting feel throughout, with accommodation comprising a comfortable lounge, separate dining room, well-appointed kitchen and a ground floor bathroom. Upstairs, there are two bedrooms off the landing with a third bedroom accessed via bedroom two, offering flexible living arrangements. Externally, the home benefits from a low-maintenance front garden and a generous, well-kept non-bisected rear garden—ideal for relaxing or entertaining. Further advantages include double glazing, gas central heating and excellent condition throughout, making this a ready-to-move-into opportunity in a popular location—early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the description contained herein, measurements of dates, location, views 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, fixtures and appliances shown hereon have been noted and are given as to their condition or otherwise unless otherwise stated.  
Made with Metaplan 02/05

### Location

A stone's throw from Waterloo Park, Rosebery Road is situated north of the Cathedral City centre of Norwich, just off St Clements Hill. You are within easy reach of a great selection of amenities including primary school, shops, local pubs and doctors. There is also easy access to the City Centre, Mousehold Heath and Norwich ring road.

### Accommodation Comprises

Front door to:

#### Lounge 11'5" x 10'10"

Double glazed window, radiator.

#### Dining Room 11'8" x 11'8"

Double glazed window, radiator, storage cupboard.

#### Kitchen 8'7" x 7'2"

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

#### Bathroom 7'1" x 6'5"

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 11'6" x 10'11"

Double glazed window, radiator, storage cupboard.

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

Double glazed window, radiator.

#### Bedroom Three 8'7" x 7'1"

Double glazed window, radiator.

### Outside Front

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

### Outside Rear

Patio area, lawned garden, mature plants and shrubs, timber shed, enclosed by timber fencing.

### Local Authority

Norwich City Council, Tax Band B.

### 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>		
(55-68) <b>D</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	

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Norwich City Council, Tax Band B

**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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