



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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| 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<br>2002/91/EC |           |

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>  
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**52 Havelock Road | | Norwich | NR2 3HG**

**£450,000**

**\*\*STUNNING EXTENDED AND OVER PASSAGE TERRACE IN THE GOLDEN TRIANGLE\*\*** Gilson Bailey are delighted to offer this beautifully presented, extended and over-passage, three bedroom hall entrance mid-terrace house, ideally positioned within the highly requested Golden Triangle area of Norwich. Presented in excellent condition throughout, this attractive home offers generous and well-balanced accommodation combining traditional terrace character with excellent modern living space. The ground floor comprises a welcoming entrance hall, comfortable lounge, separate dining room, fitted kitchen and an impressive garden room, providing a fantastic additional reception space overlooking the rear garden and ideal for relaxing or entertaining. Upstairs, there are three well-proportioned bedrooms and a bathroom off landing, creating a practical and desirable layout. Outside, there is a low-maintenance front garden, while to the rear is a large, private and non-bisected garden, offering an excellent amount of outdoor space rarely found with this style of property and perfect for entertaining, gardening or simply enjoying the warmer months. Further benefits include double glazing and gas heating. Combining extended accommodation, three bedrooms off landing, superb outside space and a highly desirable Golden Triangle location, this impressive home is likely to appeal to a wide array of buyers, so be quick to book a viewing.

#### Location

The golden-triangle is broadly a wedge-shaped area between Earlham and Newmarket Road and is considered one of the most sought-after areas in Norwich offering a great selection of amenities to include schooling, shops, cafes, restaurants and pubs. You are close by to the centre of Norwich with ease of access to Norwich train station, A47 southern bypass, A11 and the Norfolk & Norwich University Hospital and University of East Anglia.

#### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge, dining room and stairs to first floor.

#### Lounge 12'0" x 10'7"

Double glazed window, radiator, cast iron fireplace.

#### Dining Room 10'8" x 10'7"

Radiator, under stairs cupboard.

#### Kitchen 12'1" x 7'6"

Fitted wall and base units with worktops over, butler sink with tap over, fitted hob and oven, two roof skylights.

#### Garden Room 11'3" x 8'4"

Bi-fold patio doors, radiator, two roof skylights.

#### First Floor Landing

Doors to three bedrooms and bathroom.

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

Double glazed window, radiator.

#### Bedroom Two 10'8" x 10'7"

Double glazed window, radiator.

#### Bedroom Three 11'11" x 6'9"

Double glazed window, radiator.

#### Bathroom 9'8" x 7'8"

Panelled bath, shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

#### Outside Front

Small mature garden with path to front door.

#### Outside Rear

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

#### 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.

