



123 Bull Close Road | | | NR3 1NY

£210,000

****PORCH ENTRANCE NR3 TERRACE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this attractive and well-proportioned, two bedroom porch entrance mid-terrace house, ideally positioned within the highly sought-after NR3 area of Norwich and within walking distance of the City Centre. Offered with the significant advantage of no onward chain, this appealing home provides comfortable and practical accommodation, making it an excellent opportunity for first-time buyers looking to get onto the property ladder. The ground floor comprises a welcoming entrance porch leading into a comfortable and inviting lounge, separate dining room offering an excellent space for entertaining, fitted kitchen and bathroom. Upstairs, there are two generously sized bedrooms off landing, with one bedroom enjoying the added convenience of its own en-suite bathroom, providing a particularly useful feature. Outside, the property benefits from a small low-maintenance front garden, while to the rear is a bisected paved garden, offering an easy-to-manage outside space for relaxing or enjoying the warmer months. Further benefits include double glazing and gas heating. Combining two bedrooms, two bathrooms, practical living accommodation and a desirable NR3 location within easy reach of Norwich City Centre, this chain-free property would make a fantastic first-time purchase, so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of walls, windows, doors and any other items are approximate and not responsible to any one person or organisation. This plan is for illustrative purposes only and should be used as such to give prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with Metagaps 12/2025

Location

Situated within walking distance of the city centre and close by to local amenities to include, shops, supermarkets, pubs and restaurants. There is ease of access to Mousehold Heath, Norwich Ring Road and Norwich train station.

Accommodation Comprises

Front door to:

Entrance Porch

Timber and glazed door to:

Lounge 11'6" x 10'10"

Double glazed window, radiator.

Dining Room 11'6" x 10'4"

Double glazed window, radiator.

Kitchen 9'10" x 6'1"

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

Bathroom 6'7" x 6'0"

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

First Floor Landing

Doors to bedrooms one and two.

Bedroom One 11'5" x 10'11"

Double glazed window, radiator, cupboard.

Bedroom Two 11'5" x 10'4"

Double glazed window, radiator.

Bathroom 8'1" x 6'0"

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

Outside Front

Small garden enclosed by walling with step to front door.

Outside Rear

Courtyard bisected by pathway, leading to paved garden enclosed by timber fencing.

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	52	
(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.

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