



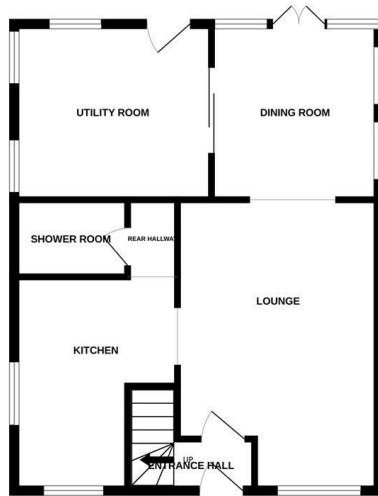
47 Gilbard Road | | Norwich | NR5 8TL

£210,000

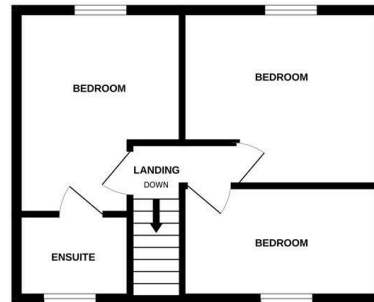
****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this well-presented and extended, three bedroom semi-detached house, pleasantly tucked away to the west of Norwich and offered with the welcome advantage of no onward chain. Providing generous and well-balanced accommodation, the ground floor comprises a welcoming entrance hall, comfortable lounge, separate dining room, fitted kitchen, useful utility room and modern shower room, creating plenty of space for everyday living and entertaining. Upstairs, there are three well-proportioned bedrooms off landing, with bedroom one enjoying the added benefit of its own ensuite shower room. Outside, the property features a driveway providing off-road parking, while to the rear is a good-sized and well-maintained garden, offering an attractive space for entertaining, gardening or simply relaxing outdoors. Further benefits include double glazing and gas heating. Combining extended accommodation, two shower rooms, private parking, a generous garden and a tucked-away setting, this chain-free home would make a fantastic first-time purchase, so be quick to book a viewing.



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.
Made with Metropix ©2026

Location

Gilbard Road lies west, with ease of access to both the Norfolk & Norwich University Hospital and University of East Anglia. Conveniently located to the A47 southern bypass and A11, the main route to London and Cambridge. Offering a good selection of local amenities including supermarkets, schooling, popular pubs and restaurants, local parks and there are regular bus services to and from the City centre.

Accommodation Comprises

Front door to:

Entrance Hall

Door to lounge and stairs to first floor.

Lounge 13'8" x 10'7"

Dining Room 10'9" x 10'4"

Kitchen 11'8" x 9'8"

Utility Room 11'6" x 11'1"

Shower Room 6'6" x 4'5"

First Floor Landing

Doors to three bedrooms.

Bedroom One 12'5" x 8'5"

En-Suite 5'3" x 4'10"

Bedroom Two 11'6" x 10'2"

Bedroom Three 11'5" x 6'7"

Outside Front

Lawned garden and driveway providing off road parking.

Outside Rear

Patio seating area, artificial lawn, flower beds, 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		
(55-68) D	67	76
(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.

<https://www.gilsonbailey.co.uk>
01603764444