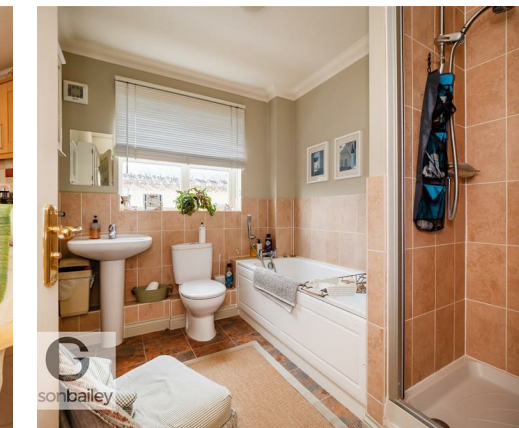




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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54 St. Faiths Lane | | Norwich | NR1 1NN

Offers In Excess Of £425,000

****CITY CENTRE TOWNHOUSE WITH VIEWS TOWARDS THE CATHEDRAL**** Gilson Bailey are delighted to offer this stylish and versatile three-storey modern townhouse situated in the heart of Norwich City Centre, enjoying superb cathedral views and the benefit of no onward chain. The accommodation is thoughtfully arranged over three floors and comprises a spacious kitchen/diner, study/optional fourth bedroom and WC to the ground floor. To the first floor there is a bright lounge, a further bedroom and a well-appointed bathroom off landing, while the second floor offers two additional bedrooms with the principal bedroom benefiting from an en-suite shower room. Externally, the property provides off-road parking to the front and an enclosed, paved rear garden with gated access, ideal for low-maintenance city living. Further benefiting from double glazing and gas central heating, this impressive home offers flexible accommodation to suit a wide range of buyers and must be viewed to be fully appreciated.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Location

The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.



Accommodation Comprises

Front door to:

Entrance Hall

Doors to kitchen/diner, study/bedroom, WC and stairs to first floor.

Kitchen/Diner 19'11" x 15'5"

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

Study/Bedroom 10'7" x 8'1"

Double glazed window, radiator.

WC

Low level WC, hand wash basin.

First Floor Landing

Doors to lounge, bedroom, bathroom and stairs to second floor.

Lounge 18'8" x 15'5"

Two double glazed windows, two radiators.

Bedroom Three 11'10" x 8'2"

Double glazed window, radiator.

Bathroom 10'2" x 6'11"

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

Second Floor Landing

Doors to two bedrooms.

Bedroom One 15'6" x 11'8"

Two double glazed windows, two radiators, built in wardrobe.

En-Suite 8'1" x 5'10"

Shower cubicle, low level WC, hand wash basin, radiator.

Bedroom Two 15'6" x 10'2"

Two double glazed windows, two radiators, built in wardrobe.

Outside Front

Driveway providing off road parking.

Outside Rear

Paved garden, mature plants and shrubs, enclosed by timber fencing with rear gate access.

Local Authority

Norwich City Council, Tax Band E.

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.

