







41 Marryat Road I I Norwich I NR7 9DF

Offers In Excess Of £225,000

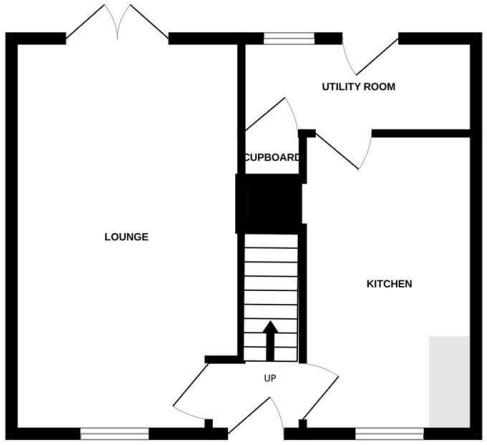
** Gilson Bailey are delighted to offer this well-presented three-bedroom mid-terrace home, ideally situated on the ever-popular Heartsease estate, offering an excellent opportunity for first-time buyers, young families and investors alike. Beautifully maintained throughout, the accommodation comprises a welcoming entrance hall, a bright and comfortable lounge, a modern fitted kitchen and a practical utility room, providing excellent space for everyday living. Upstairs, there are three well-proportioned bedrooms and a family bathroom accessed from the landing. Outside, the property benefits from a neat lawned front garden and a generous enclosed rear garden, perfect for relaxing, entertaining or enjoying family time outdoors. Further benefits include double glazing, gas central heating and excellent decorative order throughout, allowing any new owner to move straight in and make themselves at home. Combining spacious accommodation with a convenient location close to local amenities, schools and transport links, this fantastic home is sure to attract strong interest. Early viewing is highly recommended.

gilsonbailey

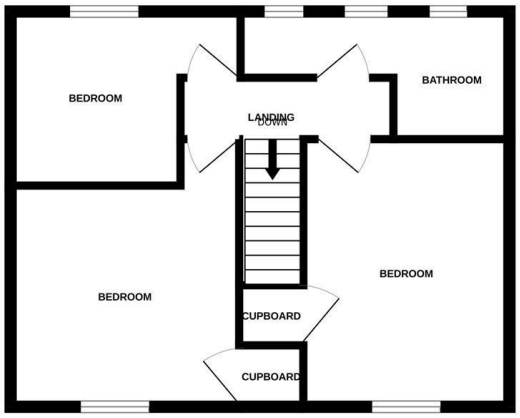
gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

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
Situated to the north-east of Norwich close by to a good selection of amenities including schooling, shops, popular local pubs and restaurants. There are regular public transport links to and from the City centre with ease of access to the Norwich Ring Road, Mousehold Heath and NDR.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge, kitchen and stairs to first floor.

Lounge 19'3" x 10'11"
Double glazed window, patio doors, two radiators.

Kitchen 14'3" x 8'1"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and dishwasher, double glazed window, radiator.

Utility Room 11'5" x 4'7"
Space for washing machine and tumble dryer, storage cupboard, door to rear.

First Floor Landing
Doors to three bedrooms and bathroom.

Bedroom One 13'6" x 9'11"
Double glazed window, radiator, cupboard.

Bedroom Two 12'5" x 10'11"
Double glazed window, radiator.

Bedroom Three 11'6" x 8'3"
Double glazed window, radiator.

Bathroom 12'8" x 5'6"
Panelled bath, shower cubicle, low level WC, hand wash basin, heated towel rail, three frosted double glazed windows.

Outside Front
Lawned front garden with path to front door.

Outside Rear
Patio area, lawned garden, enclosed by walling and 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.

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

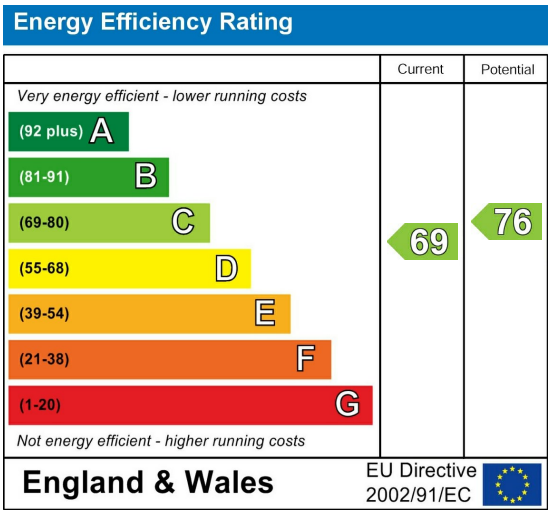












Local Authority

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.