







114 Silver Road I I Norwich I NR3 4TF

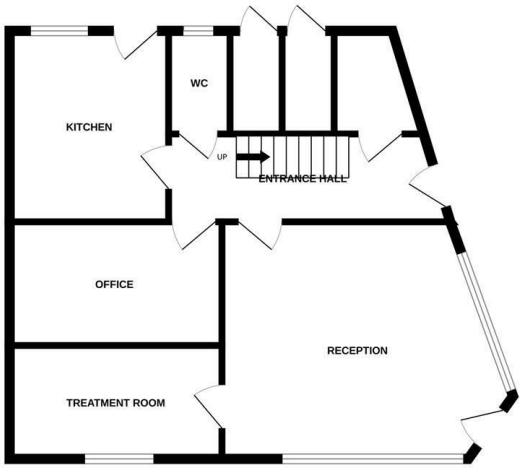
Guide Price £270,000

** LARGE END TERRACE WITH COMMERCIAL OPPORTUNITY ** Gilson Bailey are delighted to offer this substantial and unique end-terrace property, ideally located in the highly sought-after NR3 area of Norwich, offering exceptional versatility for both residential and commercial use. Currently arranged with a well-established acupuncture business on the ground floor and spacious living accommodation above, the property presents a fantastic opportunity to continue as a live/work space or to reconfigure, with potential to create a separate flat upstairs (subject to any necessary permissions). Outside, there is a low-maintenance courtyard garden and the added benefit of off-road parking. With its flexible layout and prime location, this is a rare opportunity that will appeal to a wide range of buyers, and early viewing is highly recommended.

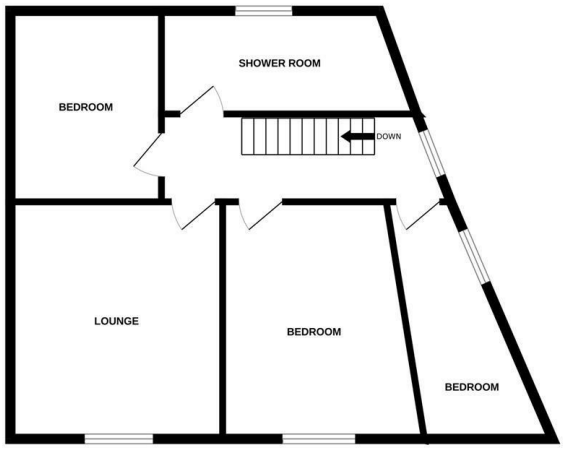
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GROUND FLOOR



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.
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Location
Silver Road is within walking distance of the City centre, located close by to many local amenities including schooling, popular local pubs, shops, restaurants and supermarkets. There is ease of access to the Norwich Ring Road, NDR, Norwich international Airport and Norwich train station.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to reception, kitchen, office, WC and stairs to first floor.

Reception 17'7" x 13'8"

Treatment Room 12'2" x 6'6"

Kitchen 11'2" x 9'2"

Office 12'2" x 7'1"

WC 5'11" x 3'6"

First Floor Landing
Doors to three bedrooms, lounge and shower room.

Lounge 14'0" x 12'2"

Bedroom One 13'11" x 9'5"

Bedroom Two 11'4" x 9'2"

Bedroom Three 13'9" x 7'5"

Shower Room 11'6" x 3'11"

Outside
Paved courtyard garden and a driveway providing off road parking.

Local Authority
Norwich City Council, Tax Band A.

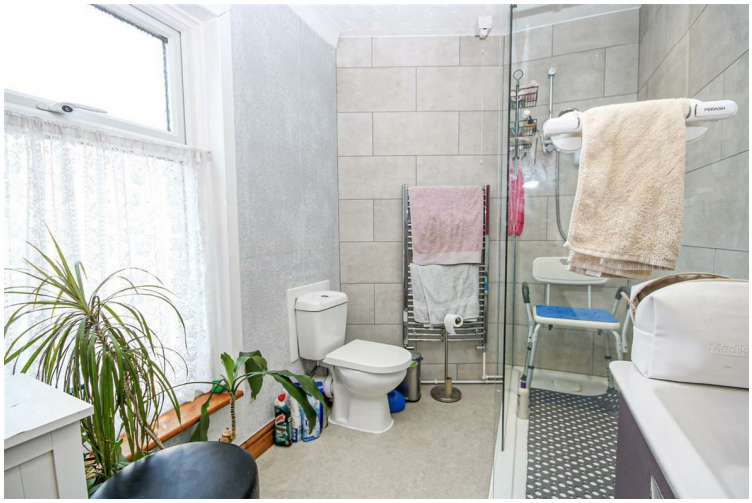
Tenure
Freehold

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.

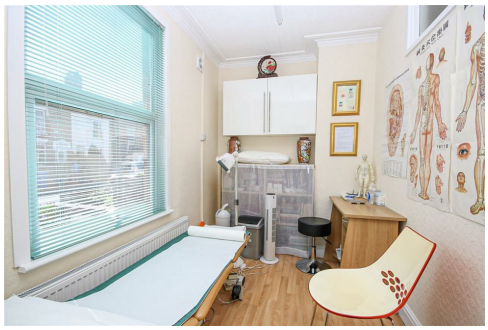
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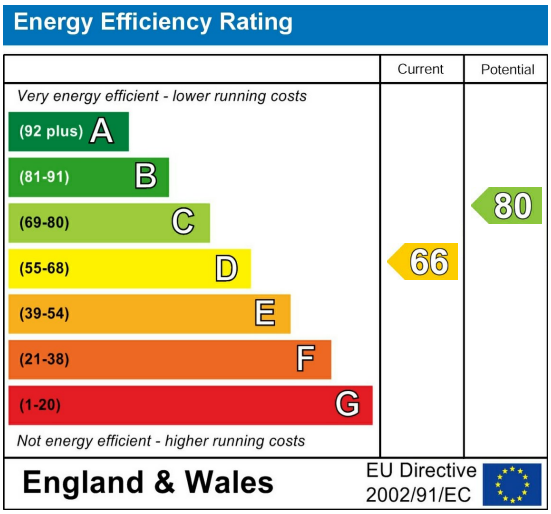












Local Authority

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.