

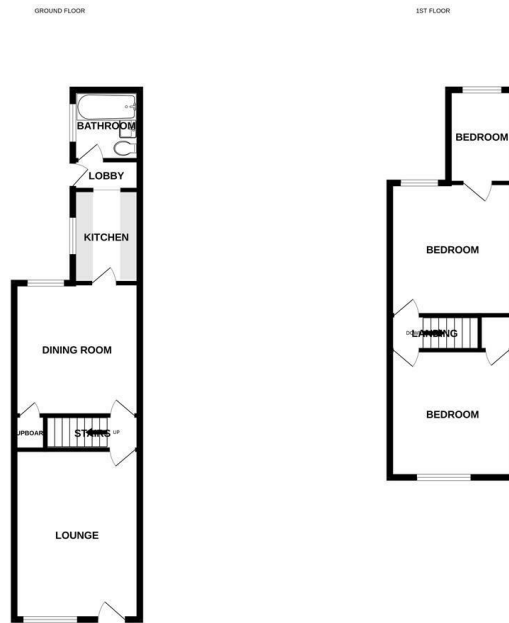


32 Silver Road | | Norwich | NR3 4TA

Offers In Excess Of £200,000

****EXTENDED NR3 TERRACE WITHIN WALKING DISTANCE TO THE CITY CENTRE****
 Gilson Bailey are thrilled to present this beautifully extended and well presented three-bedroom mid-terrace home, perfectly positioned in the highly desirable NR3 area of Norwich, just a short stroll from the vibrant City Centre. This property boasts a spacious, light-filled extended lounge, a dining room, and a stylishly modern kitchen and bathroom—all on the ground floor. Upstairs, you'll find two generously sized bedrooms off the landing, with a third bedroom tucked away off bedroom two, offering versatile living options. Outside, enjoy the ease of a low-maintenance front garden and a generous, non-bisected rear garden with convenient rear gate access. With double glazing, gas central heating, and impeccable condition throughout, this home is a perfect choice for first-time buyers or savvy investors looking for a high-quality property in a prime location. Don't miss the opportunity to view this stunning home—call now to arrange a viewing before it's gone!





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used to satisfy any prospective purchaser. The layout, contents and appearance shown here are not intended and no guarantee is given for the quality or efficiency of the plan. Made with Metaplan 12.00

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:

Lounge 15'3" x 11'3"

Double glazed window, radiator.

Dining Room 11'10" x 11'3"

Double glazed window, radiator, storage cupboard.

Kitchen 8'4" x 5'11"

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

Bathroom 6'5" x 6'0"

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

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'5" x 11'3"

Double glazed window, radiator, storage cupboard.

Bedroom Two 11'10" x 11'3"

Double glazed window, radiator.

Bedroom Three 8'4" x 5'11"

Double glazed window, radiator.

Outside Front

Small low maintenance garden enclosed by walling with steps to front door.

Outside Rear

Non-bisected garden with lawn and patio, timber shed, enclosed by timber fencing with rear gate access.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Freehold

Utilities

Full fibre broadband available.
Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(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.

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