



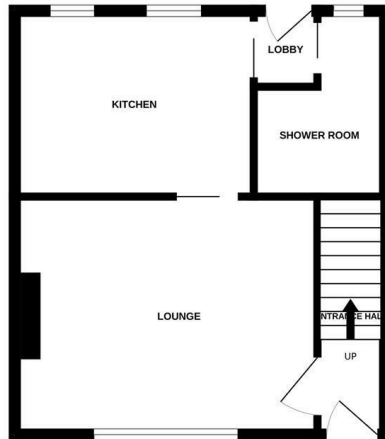
52 Brightwell Road | | Norwich | NR3 3PQ

Guide Price £180,000

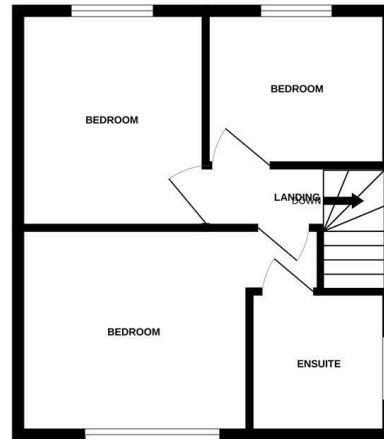
****GUIDE PRICE £180,000 - £190,000 OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this three-bedroom end-terrace house, ideally located within the ever-popular NR3 area of Norwich, just a short distance from the city centre and a wealth of local amenities. Offering fantastic potential for buyers looking to put their own stamp on a property, the accommodation comprises an entrance hall, comfortable lounge, kitchen and shower room to the ground floor. Upstairs, there are three bedrooms accessed from the landing, with the principal bedroom benefiting from its own en-suite bathroom. Outside, the property enjoys a well-maintained front garden and a generous enclosed rear garden, providing plenty of space for outdoor entertaining, gardening or family enjoyment. Further benefits include double glazing, electric heating and the added advantage of being offered with no onward chain. Requiring some modernisation throughout, this is an excellent opportunity for first-time buyers, investors or those seeking a project in one of Norwich's most sought-after locations. Early viewing is highly recommended.



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

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the city centre with ease of access to the Norwich Ring Road and NDR.

Accommodation Comprises

Front door to:

Entrance Hall

Door to lounge and stairs to first floor.

Lounge 14'8" x 11'2"

Double glazed window, electric radiator.

Kitchen 11'7" x 9'0"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer, washing machine and dishwasher, two double glazed windows.

Shower Room 5'11" x 4'4"

Walk-in shower, low level WC, hand wash basin, frosted double glazed window.

First Floor Landing

Doors to three bedrooms.

Bedroom One 15'1" x 9'11"

Double glazed window, electric heater.

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

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

Bedroom Two 10'9" x 8'10"

Double glazed window.

Bedroom Three 8'11" x 7'6"

Double glazed window.

Outside Front

Mature plants and shrubs, steps down to front door.

Outside Rear

Large paved and shingled garden, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold

Utilities

Fibre to the property.

Mains water and electric. There is a gas supply to the property.

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		78
(55-68) D		
(39-54) E	49	
(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 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.

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