

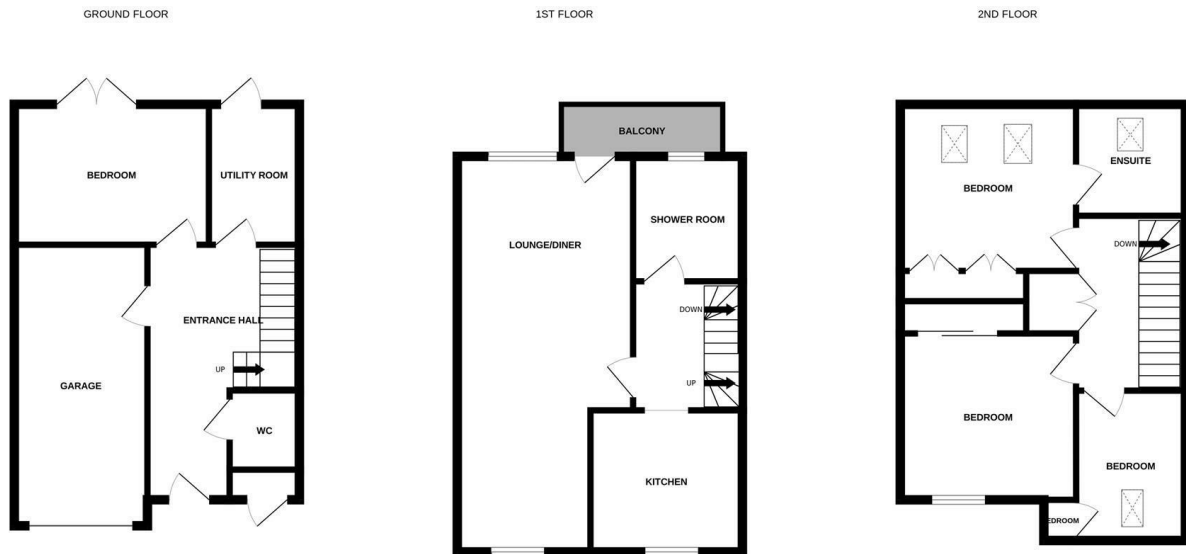


7 Robert Gybson Way | | Norwich | NR3 3PH

£500,000

****GUIDE PRICE £500,000 TO £525,000**STUNNING CITY CENTRE TOWNHOUSE BACKING ONTO THE RIVER**** Gilson Bailey are delighted to offer this beautifully presented, four bedroom, three storey townhouse occupying an enviable riverside position in the heart of Norwich City Centre. Offering spacious and versatile accommodation across three floors, this superb home perfectly combines modern living with an exceptional waterside setting. The ground floor comprises a welcoming entrance hall, a generous fourth bedroom ideal for guests or home working, a utility room and a convenient WC. On the first floor, you will find an impressive lounge/diner with a balcony enjoying picturesque views over the river, a stylish modern kitchen and a contemporary shower room. The second floor offers three further well proportioned bedrooms, with the principal bedroom benefiting from its own en-suite bathroom. Outside, the property continues to impress with a garage and off-road parking to the front, while the rear boasts a private, low maintenance paved garden backing directly onto the river, complete with its own private mooring – a truly rare and desirable feature that creates the perfect setting for relaxing, entertaining or enjoying life on the water. Further benefits include double glazing, gas central heating, integral blinds fitted to all windows (excluding the skylights), a backwater non-return valve fitted to the main drain to help prevent backflow flooding and water damage, a water softener fitted to the mains water supply and USB-A and USB-C charging sockets fitted throughout the main rooms. There is also an easily accessible manhole located within the outdoor meter/utility cabinet providing convenient access to the drainage system. Homes in such a prime riverside location are seldom available, making this an exceptional opportunity that must be viewed to be fully appreciated.





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 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 bedroom, utility room, WC, garage and stairs to first floor.

Bedroom Four 12'1" x 8'9"

Patio doors, radiator.

Utility Room 9'9" x 5'8"

Fitted wall and base units with worktops over, sink and drainer, space for washing machine, radiator, door to rear.

WC

Low level WC, hand wash basin.

First Floor Landing

Doors to lounge/diner, kitchen, shower room and stairs to second floor.

Lounge/Diner 24'6" x 11'0"

Double glazed windows, two radiators, door to balcony.

Kitchen 9'4" x 8'8"

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

Shower Room

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Second Floor Landing

Doors to three bedrooms.

Bedroom One 11'1" x 10'4"

Two velux windows, radiator, built in wardrobes.

En-Suite

Rolltop bath, low level WC, hand wash basin, radiator, velux window.

Bedroom Two 11'1" x 10'3"

Double glazed window, radiator, built in wardrobes.

Bedroom Three 9'10" x 6'11"

Velux window, radiator, cupboard.

Outside Front

Driveway and integral garage.

Outside Rear

Paved garden overlooking the river with ladder down to river.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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 	

Local Authority

Norwich City Council, Tax Band E

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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