



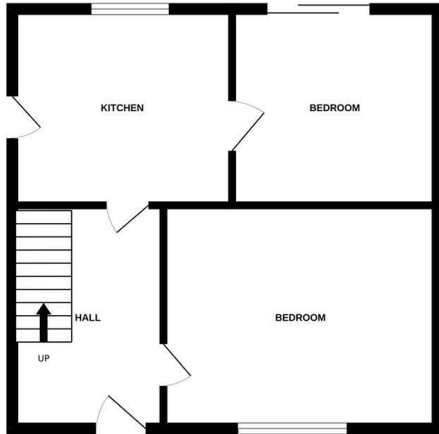
**8 Malbrook Road | | Norwich | NR5 8RR**

**Offers In Excess Of £250,000**

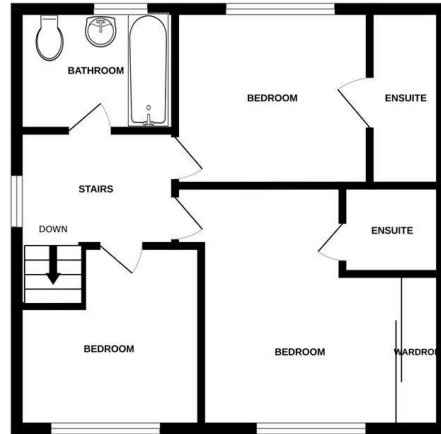
**\*\*INVESTMENT OPPORTUNITY WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this current FIVE BEDROOM, SEMI DETACHED HOUSE situated to the west of Norwich close by to the University of East Anglia. Accommodation comprising entrance hall, two bedrooms and a kitchen to the ground floor. On the first floor there are three further bedrooms and a shower room off landing. Outside there is a lawned front garden and an enclosed rear garden. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent buy-to-let investment so be quick to book a viewing.



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

Malbrook Road is close by to many local amenities including schooling, popular local shops, supermarkets, pubs and restaurants with good access to and from the City Centre and ease of access to both the University of East Anglia and Norfolk and Norwich University Hospital. There is also easy access to the Norwich Ring Road, A47 southern bypass with links to the A11 and A140 and Longwater Retail Park.

### Local Authority

Norwich City Council, Tax Band A.

### Tenure

Freehold

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to bedroom, kitchen and stairs to first floor.

#### Bedroom 13'8" x 12'1"

#### Bedroom 10'4" x 8'7"

#### Kitchen 10'3" x 8'7"

#### First Floor Landing

Doors to three bedrooms and shower room.

#### Bedroom 10'2" x 8'7"

With en-suite shower room.

#### Bedroom 12'1" x 9'7"

With en-suite shower room.

#### Bedroom 9'1" x 8'7"


#### Shower Room

#### Outside

Lawned front garden and enclosed, lawned rear garden with patio area.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.