



8 Ivory Road | | Norwich | NR4 7DT

## Offers In Excess Of £280,000

**\*\*EXCELLENT INVESTMENT OPPORTUNITY OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are pleased to offer this spacious four bedroom, mid terrace house situated just a short walk to the University. Accommodation comprising entrance hall, downstairs WC, lounge, kitchen/breakfast room, utility room, one downstairs bedroom. On the first floor there are three bedrooms, bathroom with shower over the bath, and separate cloakroom. Outside there is a small front garden, an enclosed rear garden and on street permit parking available. The house benefits from gas central heating, double glazing and is offered with no onward chain. The property would make an ideal 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

Ivory Road is within close access of the University of East Anglia, Norfolk & Norwich University Hospital and the idyllic Eaton Park as well as other local amenities to include schooling, shops, supermarkets, pubs and restaurants. There is also easy access to the City Centre, A47 and A11.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge, kitchen/breakfast room and stairs to first floor.

#### Lounge 12'0" x 9'5"

Double glazed window, radiator.

#### Kitchen/Breakfast Room 14'2" x 8'2"

Fitted wall and base units with worktops over, sink and drainer, space for cooker and fridge, double glazed window, radiator.

#### Bedroom Four 12'3" x 6'11"

Double glazed window, radiator.

#### Utility Room 8'5" x 4'8"

Space for washing machine and tumble dryer, boiler.

#### WC

Low level WC, hand wash basin.

#### First Floor Landing

Doors to three bedrooms, bathroom and WC.

#### Bedroom One 13'5" x 9'11"

Double glazed window, radiator.

#### Bedroom Two 12'5" x 11'0"

Double glazed window, radiator.

#### Bedroom Three 11'6" x 8'3"

Double glazed window, radiator.

#### Bathroom

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

#### WC

High level WC, frosted double glazed window.

#### Outside Front

Shingled garden with mature plants and shrubs with path to front door.

#### Outside Rear

Patio seating area leading to a lawned garden, mature plant, shrubs and trees, enclosed by fencing with

#### Local Authority

Norwich City Council, Tax Band B.


#### Tenure

Freehold

#### Utilities

Ultrafast full fibre broadband available.  
Mains water and electric.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	

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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.