



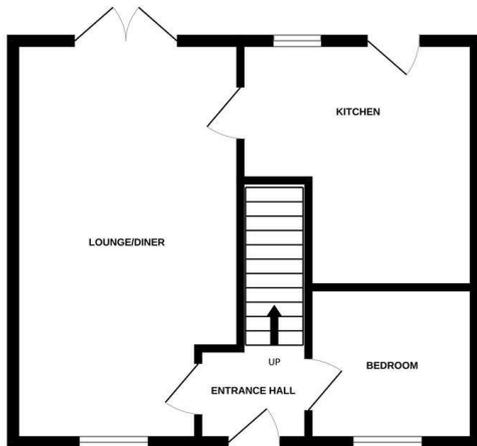
**148 North Park Avenue | | Norwich | NR4 7EQ**

**Offers In Excess Of £300,000**

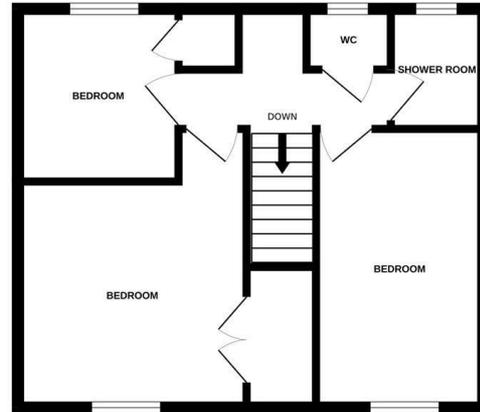
**\*\*CALLING ALL INVESTORS\*\*** Gilson Bailey are delighted to offer this **FOUR BEDROOM, END TERRACE HOUSE** located within walking distance to the University of East Anglia with accommodation comprising, entrance hall, lounge/diner, kitchen and bedroom to the ground floor. On the first floor there are three bedrooms, WC and a shower room off landing. Outside there is a driveway to the front providing off road parking and a large, enclosed rear garden. The house benefits from double glazing, gas heating and is **OFFERED WITH NO ONWARD CHAIN**. The property makes a fantastic 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

Situated to the west of Norwich, within close access to the University of East Anglia, Norfolk & Norwich University Hospital and the ever-popular Golden Triangle. There is also good access to the A47 Southern Bypass and public transport links to Norwich City centre.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge/diner, bedroom and stairs to first floor.

### Lounge/Diner 19'5" x 10'11"

Two double glazed windows, radiator.

### Kitchen 11'3" x 10'2"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for washing machine and fridge/freezer, double glazed window, door to rear.

### Bedroom Four 8'1" x 6'9"

Double glazed window, radiator.

### First Floor Landing

Doors to three bedrooms, shower room and WC.

### Bedroom One 13'7" x 8'1"

Double glazed window, radiator.

### Bedroom Two 12'7" x 10'11"

Double glazed window, radiator.

### Bedroom Three 8'3" x 8'0"

Double glazed window, radiator.

## Shower Room 5'5" x 4'7"

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

## WC

Low level WC, frosted double glazed window.

## Outside Front

Shingled garden and off road parking space.

## Outside Rear

Patio seating area leading to lawned garden, enclosed by hedging and fencing with side gate access.

## 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>86</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</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.

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