



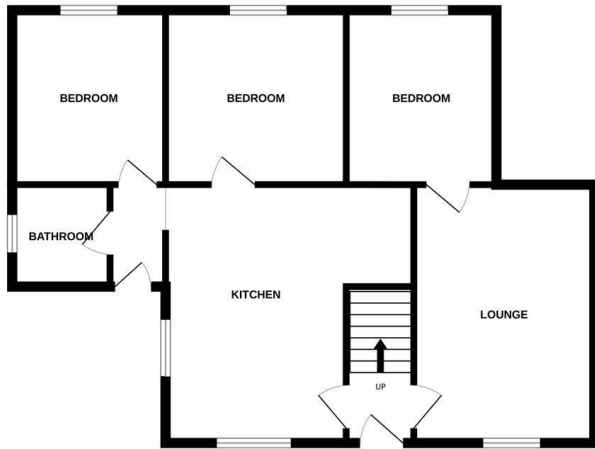
24 Lubbock Close | | Norwich | NR2 3QY

Guide Price £325,000

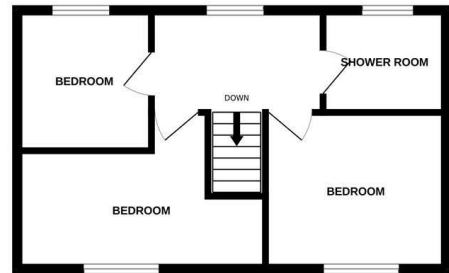
****GUIDE PRICE £325,000 - £335,000 CALLING ALL INVESTORS!**** Gilson Bailey are delighted to offer this EXTENDED, SIX BEDROOM, SEMI DETACHED HOUSE situated in a cul-de-sac to the west of Norwich. Accommodation comprising entrance hall, lounge, kitchen, three bedrooms and a bathroom to the ground floor. On the first floor there are three more bedrooms and a shower room off landing. Outside there is a driveway providing off road parking and a large, wrap-around rear garden. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property makes an excellent investment opportunity 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

Lubbock Close is located to the west of Norwich with close access to both the University of East Anglia and Norfolk and Norwich University Hospital. Local amenities include good schooling for all ages, popular shops, pubs and restaurants. There is ease of access to the Norwich ring road, A47 southern bypass and A11 with regular bus links to and from the city centre.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

Kitchen 14'11" x 14'4"

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

Lounge 14'11" x 10'5"

Double glazed window, radiator.

Bedroom 10'7" x 10'1"

Double glazed window, radiator.

Bedroom 10'0" x 8'7"

Double glazed window, radiator.

Bedroom 9'1" x 8'10"

Double glazed window, radiator.

Bathroom 6'2" x 5'8"

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

First Floor Landing

Doors to three bedrooms and shower room.

Bedroom 14'4" x 9'3"

Double glazed window, radiator.

Bedroom 9'3" x 8'9"

Double glazed window, radiator.

Bedroom 8'5" x 7'5"

Double glazed window, radiator.

Shower Room 7'1" x 5'9"

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

Outside Front

Driveway providing off road parking.

Outside Rear

Paved and shingled gardens to the side and rear, enclosed by timber fencing.

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) A		
(81-91) B		86
(69-80) C	76	
(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 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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