



64 Jex Road | | Norwich | NR5 8XG

## Guide Price £180,000

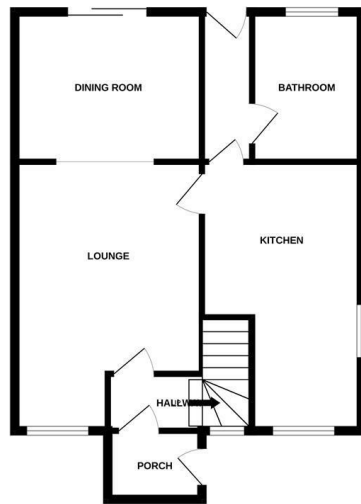
INVESTORS ONLY\*\*GUIDE PRICE £180,000 - £190,0000 EXTENDED SEMI DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN\*\* Gilson Bailey are delighted to offer this EXTENDED, THREE BEDROOM (POTENTIAL FOUR BEDROOM), SEMI DETACHED HOUSE situated to the west of Norwich. Accommodation comprising entrance hall, lounge, dining room, kitchen and bathroom to the ground floor. On the first floor there are three bedrooms off landing. Outside there is a low maintenance front garden and a LARGE, ENCLOSED REAR GARDEN. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make a great buy-to-let investment so be quick to book a viewing.



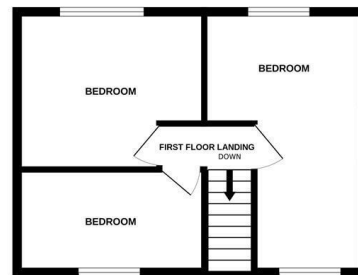
**gilsonbailey**



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

Jex Road is located close to Dereham Road offering direct bus routes to the heart of the city centre with ease of access to the Norfolk and Norwich University Hospital, University of East Anglia and Norwich ring road. Close by to local shops, pubs and schooling.

### Tenure

Freehold

### Utilities

Ultrafast full fibre broadband available.  
Mains water and electric.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Door to lounge and stairs to first floor.

**Lounge 16'11" x 11'8"**

**Dining Room 10'6" x 9'4"**

**Kitchen 16'10" x 10'1"**

**Bathroom 9'4" x 6'10"**

#### First Floor Landing

Doors to three bedrooms.

**Bedroom One 16'11" x 10'1"**

**Bedroom Two 11'8" x 6'8"**


**Bedroom Three 11'8" x 10'0"**

### Outside

Paved front garden and a large enclosed rear garden with side gate access.

### Local Authority

Norwich City Council, Tax Band A.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.