



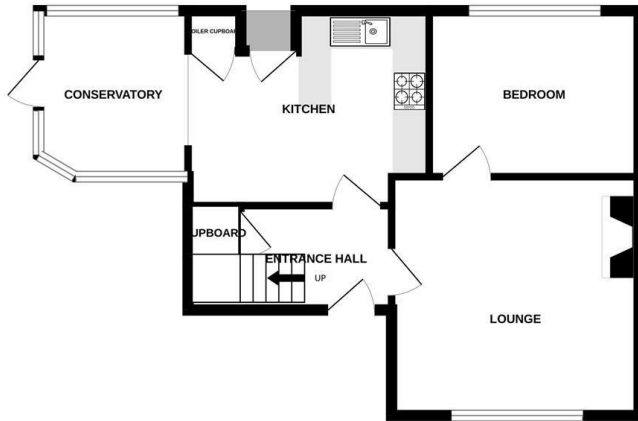
8 Keable Close | | Norwich | NR5 8JQ

Guide Price £250,000

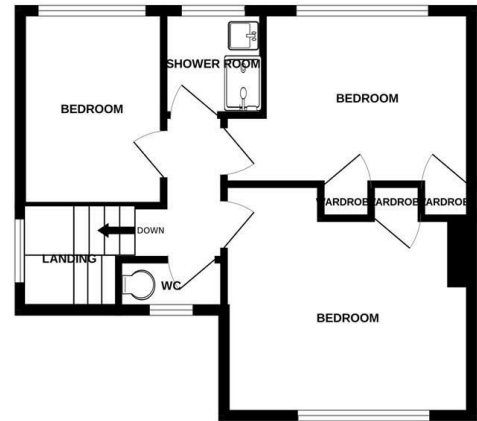
GUIDE PRICE £250,000-£260,000**EXCELLENT INVESTMENT OPPORTUNITY CURRENTLY ACHIEVING £1450 PCM** Gilson Bailey are delighted to offer this EXTENDED, FOUR BEDROOM, SEMI DETACHED HOUSE situated to west of Norwich close by to the University of East Anglia. Accommodation comprising entrance hall, lounge, kitchen, conservatory and bedroom to the ground floor. On the first floor there are three bedrooms, a shower room and WC off landing. Outside there is a low maintenance front garden and a large rear garden with brick built storage shed and outside toilet. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make 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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Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

Lounge 12'11" x 11'8"

Double glazed window, radiator.

Kitchen 12'7" x 10'2"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window, door to rear.

Conservatory 8'7" x 7'9"

Double glazed construction with door to garden.

Bedroom 10'11" x 8'11"

Double glazed window, radiator.

First Floor Landing

Doors to three bedrooms, shower room and WC.

Bedroom 12'11" x 11'8"

Double glazed window, radiator, storage cupboards.

Bedroom 13'0" x 9'0"

Double glazed window, radiator, storage cupboard.

Bedroom 10'2" x 7'5"

Double glazed window, radiator.

Shower Room 5'5" x 4'9"

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

WC

Low level WC, frosted double glazed window.

Outside Front

Low maintenance garden and on street parking.

Outside Rear

Large lawned garden, mature plants and shrubs, outside toilet, brick built storage shed, enclosed by timber 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) A		
(81-91) B		82
(69-80) C	69	
(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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