



**36 Lubbock Close | | NORWICH | NR2 3QY**

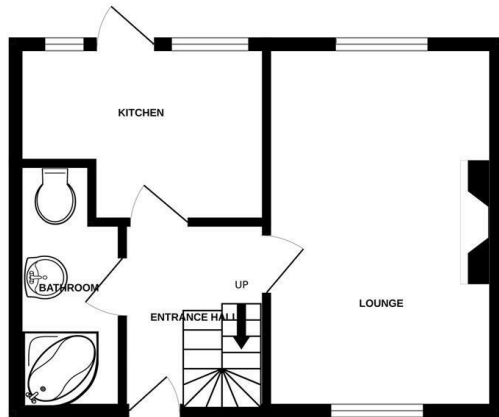
**Offers In Excess Of £230,000**

**\*\*CLOSE BY TO THE UNIVERSITY AND HOSPITAL\*\*** Gilson Bailey are delighted to offer this THREE BEDROOM, MID TERRACE HOUSE situated in a quiet cul-de-sac to the west of Norwich. Accommodation comprising entrance hall, lounge, kitchen and bathroom to the ground floor. On the first floor there are THREE BEDROOMS and a WC off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a front driveway providing OFF ROAD PARKING and to the rear there is a good sized, enclosed 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 or first time purchase so be quick to book a viewing.

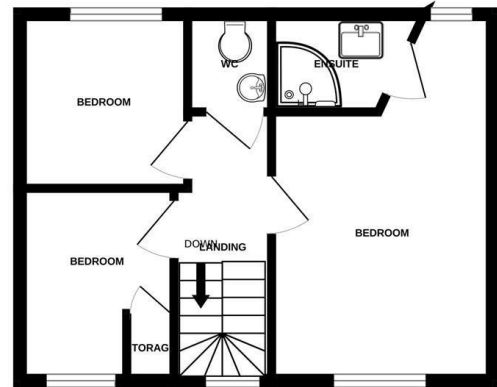




GROUND FLOOR



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, bathroom and stairs to first floor.

### Lounge 15'10" x 10'5"

Two double glazed windows, radiator.

### Kitchen 12'6" x 8'5"

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

### Bathroom

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

### First Floor Landing

Doors to three bedrooms and WC.

### Bedroom One 10'5" maximum x 15'10" maximum

Two double glazed windows, radiator.

### En-Suite

Shower cubicle and wash basin, chrome heated towel rail.

### Bedroom Two 8'6" maximum x 9'8" maximum

Double glazed window, radiator.

### Bedroom Three 9'7" x 7'1")

Double glazed window, radiator.

### WC

Low level WC, hand wash basin.

### Outside Front

Large gravelled driveway with shrub and bush borders, path to front door.

### Outside Rear

Good-sized rear garden, mainly laid to lawn with a patio area and timber-built shed, all enclosed by shrub and flowerbed borders and timber fencing.

### Local Authority

Norwich City Council, Tax Band A.

### Tenure


Freehold

### Utilities

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>50</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	

### 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.

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