



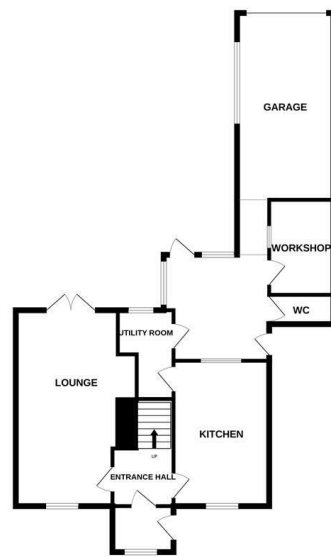
**42 Wilberforce Road | | Norwich | NR5 8NF**

**£250,000**

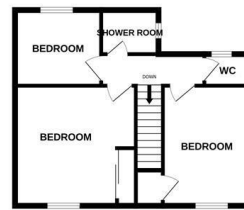
**\*\*EXTENDED SEMI DETACHED HOUSE CLOSE TO THE UNIVERSITY RIPE FOR RENOVATION\*\*** Gilson Bailey are delighted to offer this LARGE, THREE BEDROOM, SEMI DETACHED HOUSE situated to the west of Norwich within walking distance to the University of East Anglia. Accommodation comprising entrance hall, lounge, kitchen, utility room, WC, workshop and garage to the ground floor. On the first floor there are THREE BEDROOMS, shower room and WC off landing. Outside there is a lawned front garden and an enclosed rear garden. The house benefits from double glazing, gas heating, NO ONWARD CHAIN but is in need of modernisation throughout. The property would make an excellent project or buy-to-investment so be quick to book a viewing to appreciate the potential on offer.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any mis-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 here are not tested and no guarantee is given for their operation or efficiency can be given. Made with Hozonplan (2020)

## Location

Wilberforce Road is located to the west of Norwich within walking distance to the University of East Anglia and is close by to many other local amenities including schooling, shops, pubs restaurants and supermarkets with regular bus routes to and from the city centre. There is ease of access to the A47 and A11.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

### Lounge 20'0" x 12'3"

Double glazed window, patio doors, two radiators.

### Kitchen 15'1" x 8'9"

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

### Utility Room 9'0" x 5'7"

Space for utilities.

### WC

Low level WC, hand wash basin.

### Workshop 9'8" x 6'7"

### Garage 19'3" x 9'8"

## First Floor Landing

Doors to three bedrooms, shower room and WC.

### Bedroom One 12'4" x 11'4"

Double glazed window, radiator, built in wardrobes.

### Bedroom Two 12'2" x 8'10"

Double glazed window, radiator.

### Bedroom Three 9'4" x 8'5"

Double glazed window, radiator.

### Shower Room 5'11" x 4'6"

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

### WC

Low level WC, hand wash basin.

## Outside Front

Lawned garden and path to front door.

## Outside Rear

Paved garden enclosed by timber fencing and brick walling.

## Local Authority

Norwich City Council, Tax Band B.

## 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>		
(69-80) <b>C</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	

### 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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