



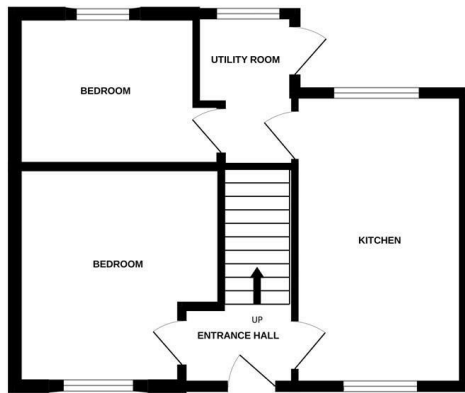
**14 Savery Close | | Norwich | NR5 8NJ**

## Offers In Excess Of £300,000

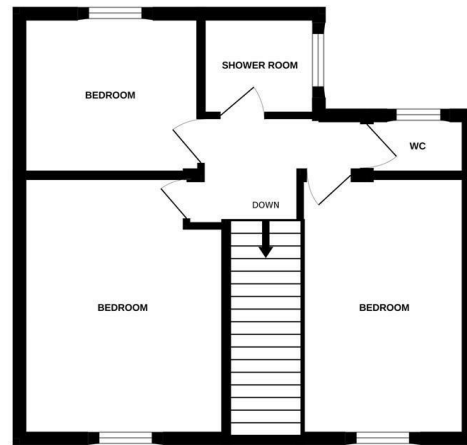
**\*\*EXCELLENT INVESTMENT OPPORTUNITY\*\*** Gilson Bailey are delighted to offer this FIVE BEDROOM, SEMI DETACHED HOUSE located within close proximity to the University of East Anglia with accommodation comprising, entrance hall, kitchen, utility room and two bedrooms to the ground floor. On the first floor there are three bedrooms, a shower room and separate WC off landing. Outside there is a paved front garden and large rear garden with brick built storage sheds. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property makes an excellent investment 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

Savery Close is close by to many local amenities including schooling, popular local shops, supermarkets, pubs and restaurants with good access to and from the City Centre and ease of access to both the University of East Anglia and Norfolk and Norwich University Hospital. There is also easy access to the Norwich Ring Road, A47 southern bypass with links to the A11 and A140 and Longwater Retail Park.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to kitchen, bedroom and stairs to first floor.

### Kitchen 8'11" x 8'10"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, double glazed window to front and rear, radiator, pantry.

### Utility Room 9'1" x 5'9"

Space for washing machine and tumble dryer, double glazed window to rear, door to rear.

### Bedroom 11'5" x 10'9"

Double glazed window, radiator.

### Bedroom 12'4" x 8'3"

Double glazed window, radiator.

### First Floor Landing

Doors to three bedrooms, shower room and WC.

### Bedroom 12'4" x 11'5"

Double glazed window, radiator.

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

Double glazed window, radiator.

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

Double glazed window, radiator.

### Shower Room 5'10" x 4'7"

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

### WC

Low level WC, frosted double glazed window to rear.

### Outside Front

Paved garden enclosed by timber fencing.

### Outside Rear

Large lawned rear garden with mature plant, shrubs and trees, enclosed by timber fencing.

### Local Authority

Norwich City Council, Tax Band B.

### Tenure

Freehold

### Utilities

full fibre broadband available.  
Mains water and electric.





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### 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	

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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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