



**3 Edgeworth Road | | Norwich | NR5 8JD**

## Offers In The Region Of £290,000

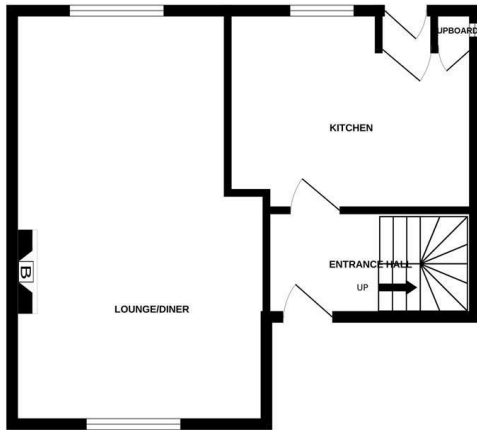
**\*\*FANTASTIC INVESTMENT OPPORTUNITY CLOSE BY TO THE UNIVERSITY\*\***

Gilson Bailey are delighted to offer this three bedroom, mid terrace house located to the west of Norwich within walking distance to the University of East Anglia with accommodation comprising, entrance hall, lounge/diner and kitchen to the ground floor. On the first floor there are three bedrooms, a bathroom and WC off landing. Outside there is front driveway providing off road parking and an enclosed rear garden. The house benefits from double glazing, gas heating and is offered with no onward chain. The property would make an excellent investment so be quick to book a viewing.

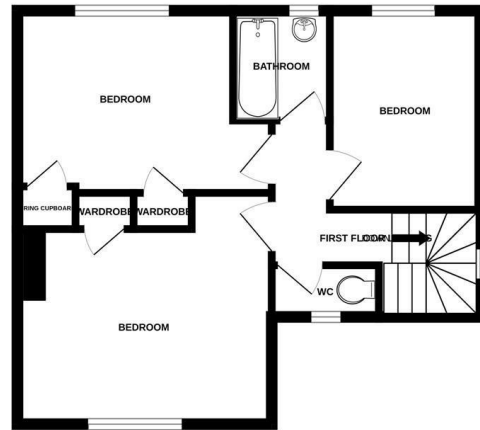




GROUND FLOOR



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

Edgeworth Road 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 lounge/diner, kitchen and stairs to first floor.

#### Lounge/Diner 21'0" x 12'10"

#### Kitchen 12'10" x 10'1"

#### First Floor Landing

Doors to three bedrooms, bathroom and WC.

#### Bedroom One 12'11" x 11'8"

#### Bedroom Two 12'10" x 8'11"

#### Bedroom Three 10'2" x 7'4"

#### Bathroom 5'5" x 4'9"

#### WC

### Outside Front

Driveway providing off road parking.

### Outside Rear

Outside WC and storage shed, lawned garden, enclosed by timber fencing.

### Local Authority

Norwich City Council, Tax Band B.

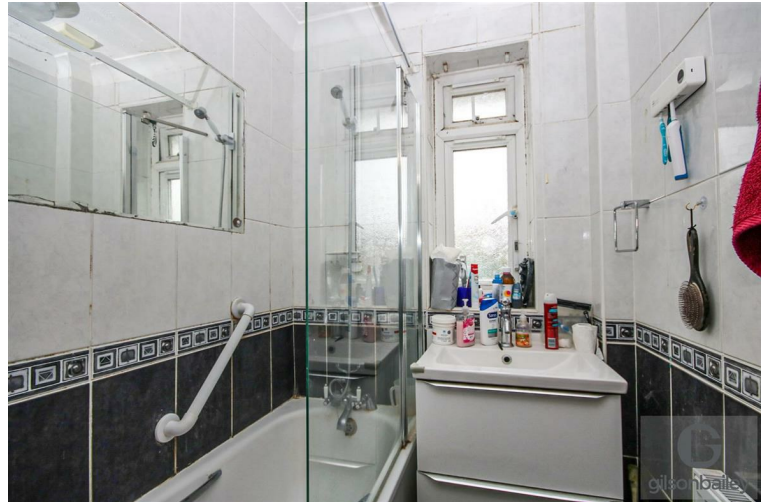
### Tenure

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>		<b>85</b>
(69-80) <b>C</b>	<b>69</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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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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