



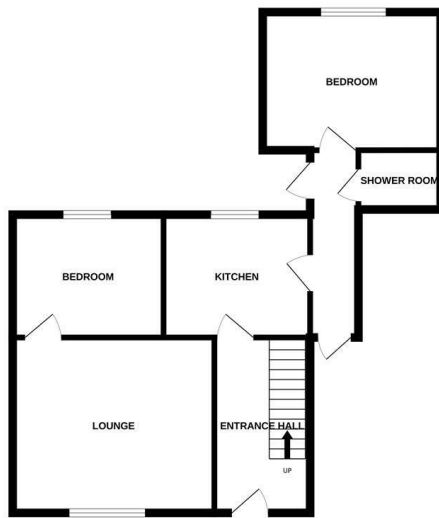
3 Langton Close | | Norwich | NR5 8RU

Guide Price £225,000

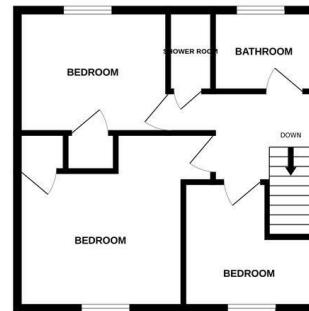
Guide Price: £225,000 - £230,000 ****EXCELLENT INVESTMENT OPPORTUNITY CLOSE BY TO THE UNIVERSITY**** Gilson Bailey are delighted to offer this EXTENDED, FIVE BEDROOM, SEMI DETACHED HOUSE situated within walking distance to the University of East Anglia. Accommodation comprising entrance hall, lounge, kitchen, two bedrooms and a shower room to the ground floor. On the first floor there three bedrooms, a shower room and a bathroom off landing. Outside there are shingled front and rear gardens and on street parking. 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

Langton 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

Door to lounge, kitchen and stairs to first floor.

Lounge 13'10" x 12'0"

Double glazed window, radiator.

Kitchen 10'0" x 8'4"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine and tumble dryer, double glazed window.

Bedroom 10'4" x 8'5"

Double glazed window, radiator.

Bedroom 11'4" x 9'6"

Double glazed window, radiator.

Shower Room 6'10" x 4'1"

Shower cubicle, low level WC, hand wash basin, extractor fan.

First Floor Landing

Doors to three bedrooms, bathroom and shower room.

Bedroom 13'6" x 12'0"

Double glazed window, radiator.

Bedroom 10'4" x 8'7"

Double glazed window, radiator.

Bedroom 10'2" x 9'1"

Double glazed window, radiator.

Bathroom 7'0" x 5'7"

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

Shower Room 5'6" x 2'9"

Shower cubicle, hand wash basin, radiator, extractor fan.

Outside Front

Shingled garden with steps down and path to front door.

Outside Rear

Shingled garden enclosed by fencing and hedging.

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) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(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 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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