



31 Buckingham Road | | Norwich | NR4 7DE

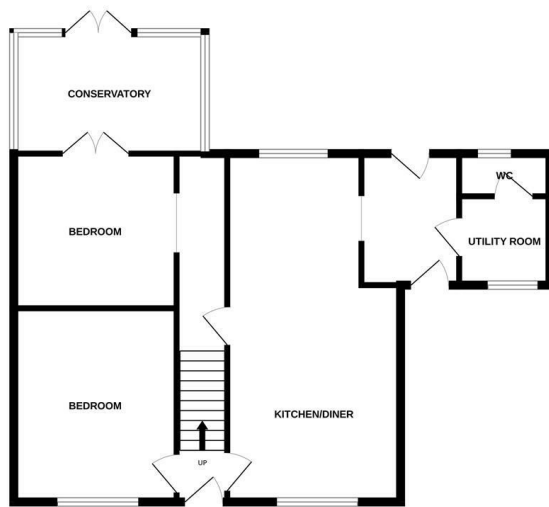
Offers In Excess Of £300,000

****EXCELLENT INVESTMENT OPPORTUNITY CLOSE BY TO THE UNIVERSITY**** Gilson Bailey are delighted to present this spacious and extended five-bedroom end-terrace home, ideally situated to the west of Norwich and within easy reach of the University of East Anglia. Offering generous and versatile accommodation, the ground floor comprises an entrance hall, modern kitchen/diner, utility room, WC, and two bedrooms with an additional WC. The first floor continues to impress with three further bedrooms, a shower room, and separate WC, all accessed from the landing.

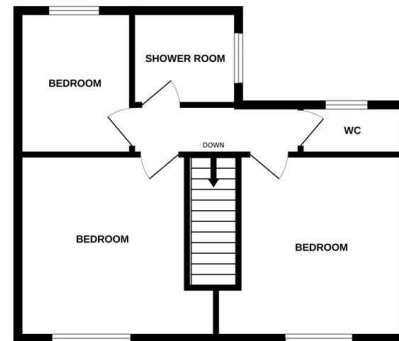
Outside, the property enjoys a driveway to the front providing valuable off-road parking, while to the rear, an enclosed lawned garden offers a safe and private space to relax or entertain. Benefiting from gas central heating, double glazing, and being offered with no onward chain, this well-located property presents an outstanding investment opportunity with excellent rental potential given its proximity to the UEA. Early viewing is highly recommended to avoid disappointment.



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

Buckingham Road is within close access of the University of East Anglia, Norfolk & Norwich University Hospital and the idyllic Eaton Park as well as other local amenities to include schooling, shops, supermarkets, pubs and restaurants.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to kitchen/diner, bedroom and stairs to first floor.

Kitchen/Diner 23'0" x 8'10"

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

Utility Room 6'0" x 5'10"

Space for washing machine and tumble dryer.

WC

Low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom 12'2" x 10'8"

Double glazed window, radiator.

Bedroom 15'6" x 7'11"

Radiator.

Conservatory 13'8" x 7'11"

Electric heater, patio doors.

First Floor Landing

Doors to three bedrooms, bathroom and WC.

Bedroom 12'4" x 11'6"

Double glazed window, radiator, built in wardrobe.

Bedroom 12'3" x 8'11"

Double glazed window, radiator.

Bedroom 9'4" x 8'5"

Double glazed window, radiator.

Shower Room

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

WC

Low level WC, frosted double glazed window.

Outside Front

Driveway providing off road parking.

Outside Rear

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) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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