



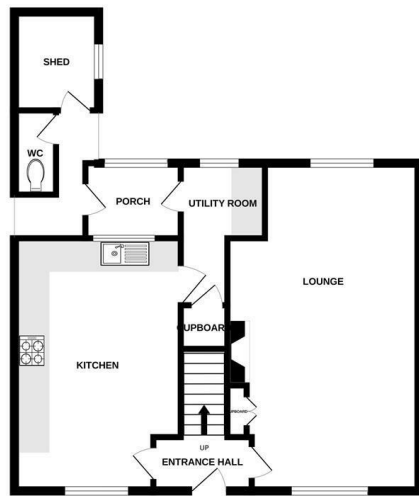
1 Enfield Road | | Norwich | NR5 8LE

Offers In Excess Of £260,000

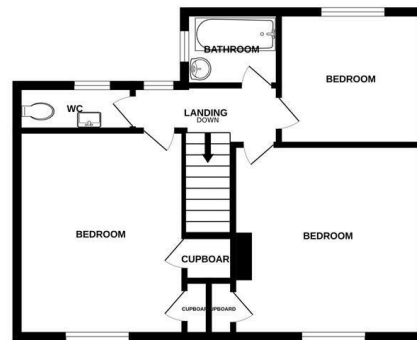
****EXCELLENT INVESTMENT OPPORTUNITY CLOSE TO THE UNIVERSITY**** Gilson Bailey are delighted to offer this newly renovated three-bedroom semi-detached house ideally located to the west of Norwich, just moments from the University and Hospital, making it perfect for both professionals and students. The property boasts a spacious lounge, modern fitted kitchen and a utility room on the ground floor. Upstairs, you'll find three well-sized bedrooms, a WC and a stylish bathroom off landing. Outside, enjoy an enclosed front garden, a generous rear garden with lawn and paved areas, plus off-road parking and a large storage room with additional WC. With double glazing, gas heating, and offered with no onward chain, this property is an excellent buy-to-let opportunity. Don't miss out – book a viewing today!



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

Enfield 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, kitchen and stairs to first floor.

Lounge 20'1" x 12'4"

Two double glazed windows, radiator, electric fire.

Kitchen 15'1" x 8'9"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated dishwasher, fridge/freezer (included), two double glazed windows, radiator.

Utility Room 9'2" x 5'8"

Space for washing machine, double glazed window, radiator.

First Floor Landing

Doors to three bedrooms, bathroom and WC.

Bedroom One 12'3" x 11'5"

Double glazed window, radiator, built in cupboard.

Bedroom Two 12'3" x 8'10"

Double glazed window, radiator, built in cupboard.

Bedroom Three 9'3" x 8'5"

Double glazed window, radiator.

Bathroom 5'10" x 4'7"

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

WC

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

Outside Front

Lawned garden enclosed by brick walling with path to front door.

Outside Rear

Patio area, lawned garden, driveway providing off road parking, large brick built storage shed, outside WC, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold

Utilities

Full fibre broadband available.
Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	67	
(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 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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