



41 Wilberforce Road | | Norwich | NR5 8NF

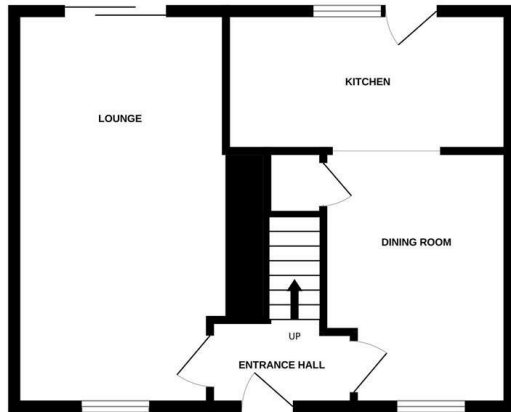
Offers In The Region Of £260,000

****EXCELLENT INVESTMENT OPPORTUNITY CLOSE BY TO THE UNIVERSITY****

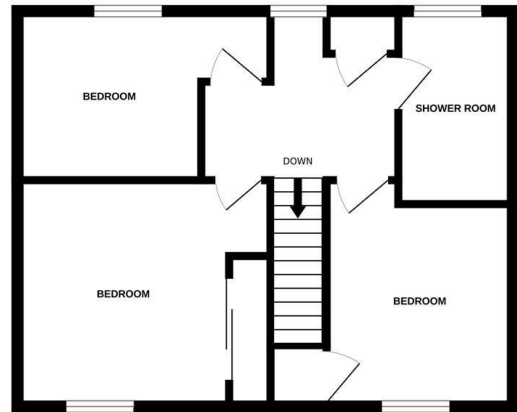
Gilson Bailey are delighted to offer this three-bedroom mid-terrace house, ideally located to the west of Norwich, close to the University of East Anglia and the Norfolk and Norwich Hospital. The accommodation comprises an entrance hall, lounge, dining room, and kitchen (white goods optionally included) on the ground floor. Upstairs offers three bedrooms and a spacious shower room off the landing. Outside, the property features an enclosed front garden with steps and a pathway leading to the front door, while the rear enjoys a mature, well-established garden providing an attractive outdoor space. The property benefits from double glazing, gas central heating (new boiler fitted in May 2024), and is offered with no onward chain. In need of some modernisation, this home represents an excellent opportunity for a first-time buyer or a buy-to-let investor. Early viewing is highly recommended.



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

Wilberforce Road is located to the west of Norwich within walking distance to the University of East Anglia and is close by to many other local amenities including schooling, shops, pubs restaurants and supermarkets with regular bus routes to and from the city centre. There is ease of access to the A47 and A11.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, dining room and stairs to first floor.

Lounge 19'5" x 10'5"

Double glazed window, sliding patio doors, two radiators.

Dining Room 12'2" x 9'2"

Double glazed window, radiator.

Kitchen 13'10" x 6'9"

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, door to rear.

First Floor Landing

Doors to three bedrooms and shower room.

Bedroom One 12'0" x 10'11"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 12'2" x 9'2"

Double glazed window, radiator, storage cupboard.

Bedroom Three 11'11" x 8'3"

Double glazed window, radiator.

Shower Room 8'7" x 5'9"

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

Outside Front

Garden enclosed by fencing with steps down and path to front door.

Outside Rear

Patio area, lawned garden, mature plants and shrubs, timber shed, enclosed by timber fencing.

Local Authority

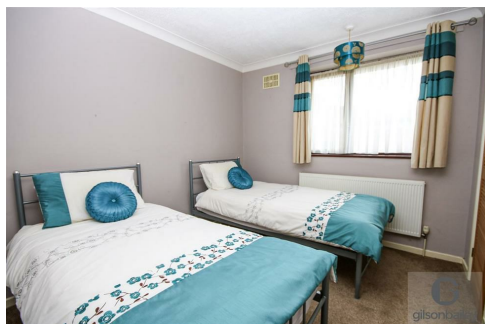
Norwich City Council, Tax Band B.

Tenure

Freehold

Utilities

Cable broadband available.
Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(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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