



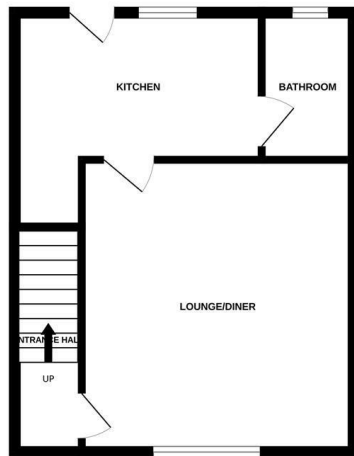
63 Jex Road | | Norwich | NR5 8XG

Offers In Excess Of £200,000

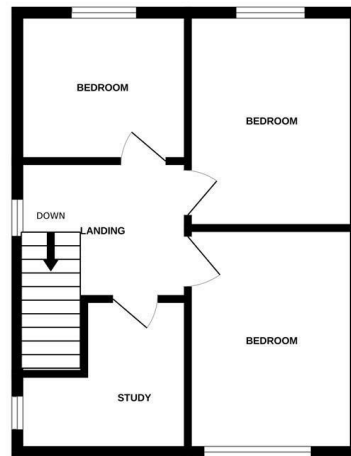
****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this **THREE BEDROOM, END TERRACE HOUSE** situated to the west of Norwich close by to the University and Hospital. Accommodation comprising entrance hall, lounge, kitchen and a bathroom to the ground floor. On the first floor there are **THREE BEDROOMS** and a study off landing. Outside there is a shingled front garden and to the rear there is a **LARGE LAWNED GARDEN** with patio area. The house benefits from double glazing, gas heating and is **OFFERED WITH NO ONWARD CHAIN**. The property would make an excellent first time purchase or buy-to-let 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

Jex Road is located close to Dereham Road offering direct bus routes to the heart of the city centre with ease of access to the Norfolk and Norwich University Hospital, University of East Anglia and Norwich ring road. Close by to local shops, pubs and schooling.

Accommodation Comprises

Front door to:

Entrance Hall

Door to lounge and stairs to first floor.

Lounge 14'6" x 13'7"

Double glazed window, radiator, cupboard.

Kitchen 11'6" x 8'10"

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

Bathroom 7'4" x 4'7"

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

First Floor Landing

Doors to three bedrooms and study.

Bedroom One 12'0" x 8'1"

Double glazed window, radiator.

Bedroom Two 10'0" x 9'5"

Double glazed window, radiator.

Bedroom Three 9'1" x 8'4"

Double glazed window, radiator.

Study 7'0" x 6'11"

Double glazed window, radiator.

Outside Front

Shingled garden with steps down to front door.

Outside Rear

Patio area, lawned garden, enclosed by timber fencing.

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		86
(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 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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