



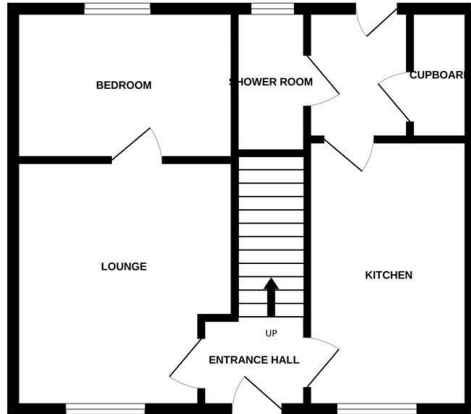
102 North Park Avenue | | Norwich | NR4 7EG

**Guide Price £280,000**

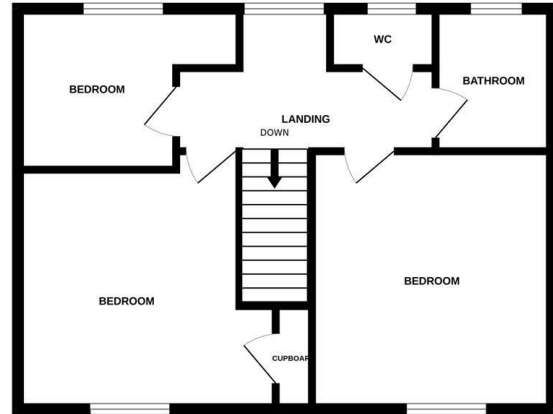
**\*\*GUIDE PRICE £280,000 TO £290,000\*\*EXCELLENT INVESTMENT OPPORTUNITY CLOSE BY TO THE UNIVERSITY\*\*** Gilson Bailey are delighted to present this spacious and versatile four-bedroom mid-terrace home, ideally positioned to the west of Norwich within easy reach of the university, making it a superb investment opportunity. Offering generous and flexible accommodation throughout, the property features an entrance hall leading to a lounge, a well-appointed kitchen, a ground floor bedroom and shower room—perfect for multi-occupancy or added convenience. Upstairs, three further well-proportioned bedrooms are complemented by a bathroom and separate WC, all accessed from the landing. Externally, the property boasts a neatly lawned front garden and an impressive, generously sized rear garden, ideal for outdoor enjoyment or future enhancement. With the added benefits of double glazing, gas central heating and no onward chain, this is a fantastic opportunity for investors or buyers seeking a property in a highly sought-after location—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

North Park Avenue is close by to many local amenities including Eaton Park, golf course, 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 11'5" x 9'4"

Double glazed window, radiator.

#### Kitchen 14'3" x 8'1"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, double glazed window, radiator.

#### Bedroom Four 10'11" x 7'6"

Double glazed window, radiator.

#### Shower Room 7'6" x 2'9"

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

#### First Floor Landing

Doors to three bedrooms, bathroom and WC.

#### Bedroom One 12'7" x 12'5"

Double glazed window, radiator, cupboard.

#### Bedroom Two 13'7" x 9'11"

Double glazed window, radiator.

#### Bedroom Three 11'5" x 8'3"

Double glazed window, radiator.

### Bathroom 5'6" x 4'7"

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

### WC

Low level WC, frosted double glazed window.

### Outside Front

Lawned garden.

### Outside Rear

Large lawned garden enclosed by timber fencing.

### Local Authority

Norwich City Council, Tax Band B.

### Tenure

Freehold

### Utilities


Fibre to the property.

Mains gas, water and electric.

### Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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