



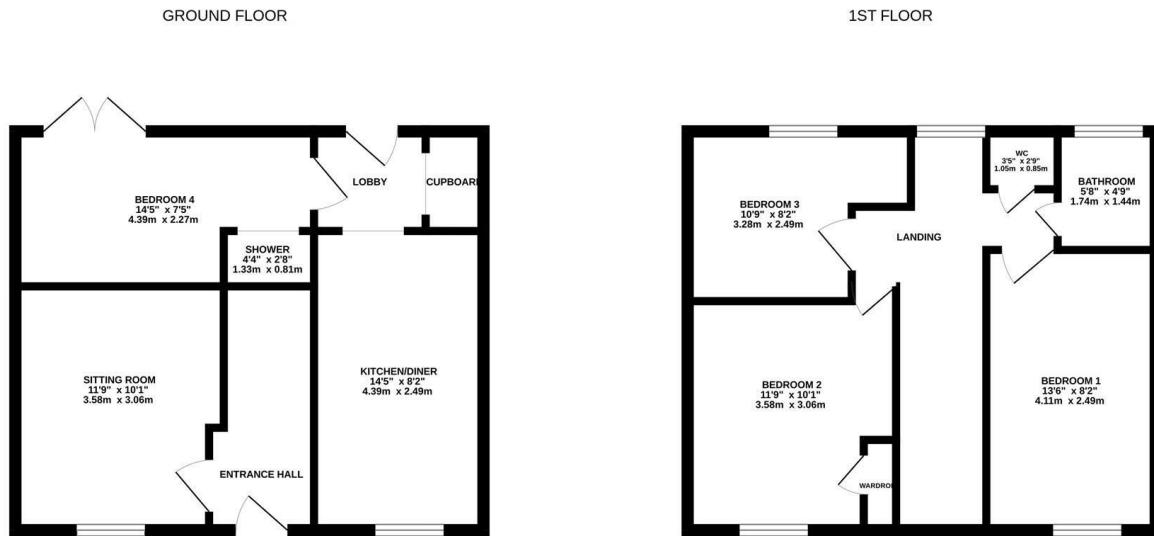
**164 Bluebell Road | Norwich | NR4 7LN**

**Offers In Excess Of £275,000**

\*\*MID TERRACE HOUSE WITH FURNITURE AND WHITE GOODS INCLUDED, WITHIN A STONES THROW TO THE UNIVERSITY\*\* Gilson Bailey are delighted to offer this, BRIGHT, FRESHLY DECORATED, FOUR BEDROOM, MID TERRACE HOUSE, located to the west of Norwich close by to the University of East Anglia. Accommodation comprising ENTRANCE HALL, KITCHEN, BEDROOM FOUR with a SHOWER ROOM to the ground floor. On the first floor there are THREE BEDROOMS, BATHROOM and WC off landing. Outside is a driveway to the front with parking and an enclosed rear garden. The house benefits from double glazing, gas heating and is offered with NO ONWARD CHAIN. The property would make an excellent investment so be quick to book a viewing.



**gilsonbailey**



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

Norfolk and Norwich University Hospital. Local amenities include schooling, popular local shops, supermarkets, pubs and restaurants.

## Accommodation Comprises

Door to entrance hall

## Entrance Hall

Doors to sitting room, kitchen/diner and stairs

## Sitting Room 11'8" x 9'4"

UPVC window and radiator.

## Kitchen/Diner 8'2" x 14'2"

Wall and base units, radiator, oven and hob, space washing machine and opening to

## Lobby

opening to storage cupboard, door to rear and door to

## Bedroom Four 7'4" x 11'0"

UPVC patio doors to rear, radiator and shower.

## First Floor Landing

Doors to three bedrooms, bathroom and WC.

## Bedroom One 13'5" x 10'0"

UPVC window, radiator.

## Bedroom Two 10'11" x 10'11"

UPVC window, radiator and cupboard.

## Bedroom Three 11'0" x 7'4"

UPVC window and radiator.

## WC

Low level WC

## Bathroom

Two piece suite, wash basin, bath and UPVC window.

## Outside

Outside driveway with parking to the front, Large secure rear garden, with substantial shed for bikes and storage.

## Local Authority

Norwich City Council - Tax Band B

## Tenure

Freehold

## Utilities

Ultra Fast Broadband.  
 Mains gas, water and electric.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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