



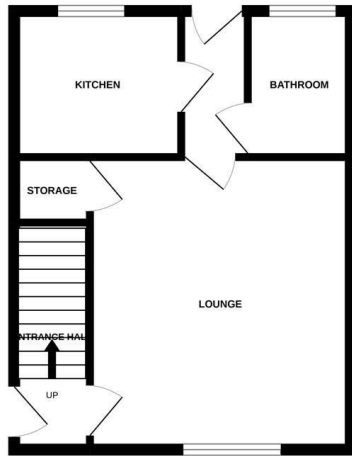
210 Jex Road | | Norwich | NR5 8XH

Price Guide £200,000

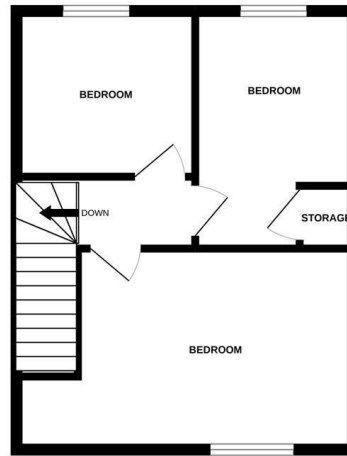
**** GUIDE PRICE £200,000 - £210,000 CLOSE BY TO THE UNIVERSITY OF EAST ANGLIA**** Gilson Bailey are delighted to offer this three bedroom, semi detached house located to the west of Norwich with accommodation comprising, entrance hall, lounge, modern fitted kitchen and recently fitted bathroom to the ground floor. On the first floor there are three bedrooms off landing. Outside there is a paved front garden and enclosed rear garden. The house benefits from double glazing, gas heating, new carpets, re-decoration and is offered with no onward chain. The property would make a great first time purchase or investment so be quick to book a viewing. The present tenants would also be open to staying in situ!



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 12'9"

Double glazed window to front, radiator, storage cupboard.

Kitchen 8'3" x 7'4"

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

Bathroom 7'3" x 4'6"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window to rear.

First Floor Landing

Doors to three bedrooms.

Bedroom One 13'6" x 9'10"

Double glazed window to front, radiator.

Bedroom Two 12'2" x 8'0"

Double glazed window to rear, radiator, storage cupboard.

Bedroom Three 9'1" x 8'3"

Double glazed window to rear, radiator.

Outside Front

Paved garden with steps down to front door.

Outside Rear

Paved garden enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Freehold

Utilities

Full fibre broadband available.
Mains 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) A		
(81-91) B		86
(69-80) C	72	
(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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