9 Pitchford Road I I Norwich I NR5 8LQ

Offers In Excess Of £260,000

** EXTENDED HOME PROVIDING AN EXCELLENT INVESTMENT OPPORTUNITY OR POTENTIAL FAMILY HOME ** Gilson Bailey are delighted to offer this EXTENDED, FIVE BEDROOM, MID TERRACE HOUSE situated close by to the University of East Anglia. Accommodation comprising entrance hall, lounge, kitchen, two bedrooms, utility room, and shower room to the ground floor. On the first floor there are three bedrooms, shower room and WC off landing. Outside there is off road parking to the front and an enclosed lawned rear garden. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property makes an excellent investment so be quick to book a viewing.

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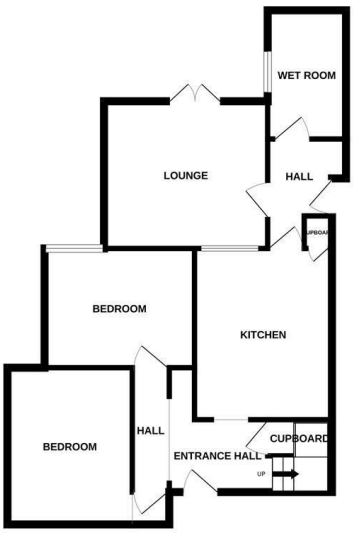
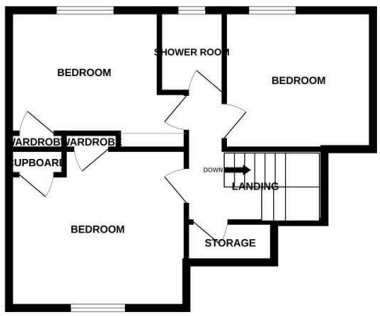
GROUND FLOOR



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
Pitchford Road is close by to many local amenities including 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 kitchen, two bedrooms and stairs to first floor.

Lounge 11'11" x 10'11"

Kitchen 12'6" x 10'1"

Bedroom 12'11" x 11'8"

Bedroom 10'11" x 8'11"

Utility Room 11'6" x 4'8"

Shower Room 9'6" x 5'11"

First Floor Landing
Doors to three bedrooms, shower room and WC.

Bedroom 13'0" x 11'7"

Bedroom 13'2" x 8'11"

Bedroom 10'11" x 10'2"

Shower Room 5'8" x 4'11"

Outside
Off road parking to the front and an enclosed rear garden.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Freehold

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.

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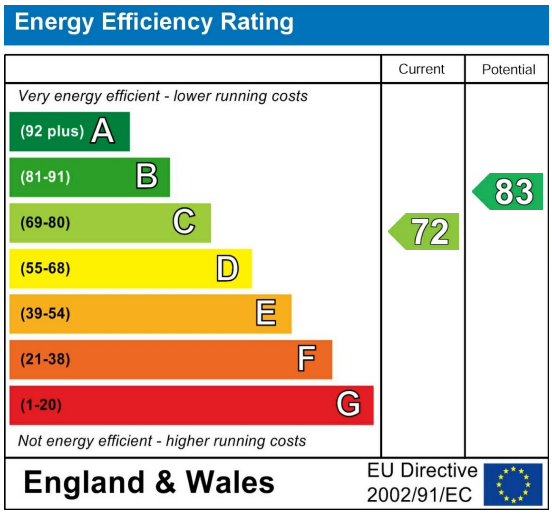

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Tenure

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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