



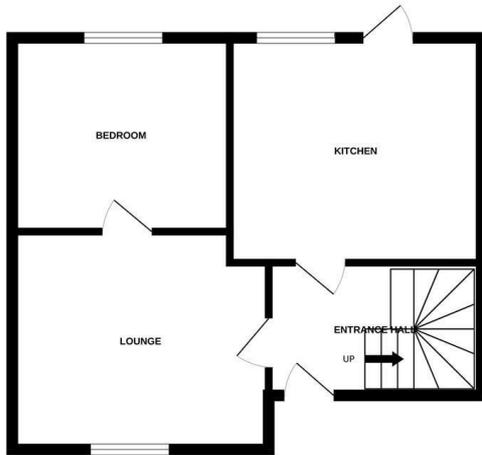
**37 South Park Avenue | | Norwich | NR4 7AX**

**Guide Price £290,000**

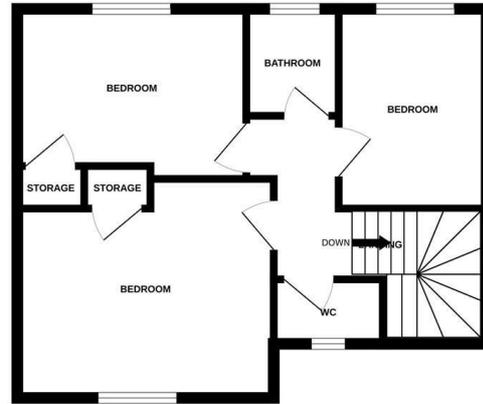
GUIDE PRICE: £290,000 - £295,000 EXCELLENT INVESTMENT OPPORTUNITY CLOSE BY TO THE UNIVERSITY\*\* Perfectly positioned overlooking Eaton Park and within easy reach of the University, this spacious four-bedroom mid-terrace home presents an exceptional investment opportunity. Currently operating as a successful student let, the property offers versatile and well-proportioned accommodation including an entrance hall, comfortable lounge, fitted kitchen, and a ground floor bedroom, with three further bedrooms, a bathroom, and separate WC arranged over the first floor. Outside, a driveway provides off-road parking, while the generous enclosed rear garden features a brick-built storage shed and an additional outside WC, adding to the property's practicality. With double glazing, gas central heating, and the added advantage of no onward chain, this is a fantastic ready-made investment in a prime 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

South Park Avenue is situated opposite Eaton Park and close by to both the University of East Anglia and Norfolk and Norwich University Hospital with popular local amenities to include schooling, shops, pubs, restaurants and supermarkets. There are great public transport links to and from the city centre.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

#### Lounge 12'9" x 12'4"

Double glazed window, radiator.

#### Kitchen 12'6" x 10'1"

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

#### Bedroom Four 10'11" x 8'3"

Double glazed window, radiator.

#### First Floor Landing

Doors to three bedrooms, bathroom and WC.

#### Bedroom One 12'10" x 11'7"

Double glazed window, radiator, cupboard.

#### Bedroom Two 12'10" x 8'11"

Double glazed window, radiator, cupboard.

#### Bedroom Three 10'11" x 10'2"

Double glazed window, radiator, cupboard.

#### Bathroom 5'4" x 4'9"

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

#### WC

Low level WC, frosted double glazed window.

#### Outside Front

Driveway providing off road parking.

#### Outside Rear

Patio area, lawned garden, brick built storage shed, outside WC, side gate access.

#### Local Authority

Norwich City Council, Tax Band B.

#### Tenure

Freehold

#### Utilities

Fibre to the property.

Mains gas, water and electric.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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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