







19 Enfield Road I I Norwich I NR5 8LF

Guide Price £280,000

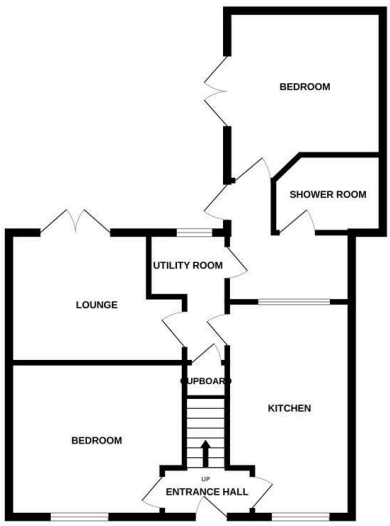
GUIDE PRICE £280,000 - £290,000 EXCELLENT INVESTMENT OPPORTUNITY
Gilson Bailey are delighted to offer this substantial and extended five-bedroom semi-detached house, ideally positioned to the west of Norwich, conveniently close to the University. This versatile and spacious property offers well-planned accommodation comprising an entrance hall, comfortable lounge, kitchen, utility room, two ground floor bedrooms, and a shower room, while the first floor provides three further bedrooms, an additional shower room, and a separate WC off landing. Externally, the property features a small front garden and a generous rear garden complete with a gazebo seating area, perfect for outdoor enjoyment. Benefiting from double glazing, gas central heating, and offered with no onward chain, this impressive home represents an outstanding buy-to-let investment opportunity, with early viewing highly recommended.

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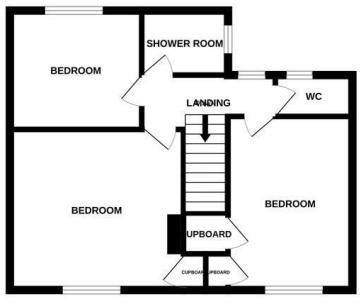
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Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

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
Enfield 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, bedroom and stairs to first floor.

Lounge 12'4" x 9'9"
Patio doors, radiator.

Kitchen 15'2" x 8'10"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window, radiator.

Bedroom 11'5" x 11'2"
Patio doors, radiator.

Bedroom 10'9" x 9'10"
Double glazed window, radiator.

Shower Room 7'8" x 5'6"
Shower cubicle, low level WC, hand wash basin, radiator.

Utility Room 9'1" x 5'8"
Space for washing machine and dryer.

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

Bedroom 12'4" x 11'4"
Double glazed window, radiator.

Bedroom 12'2" x 8'10"
Double glazed window, radiator.

Bedroom 9'3" x 8'5"
Double glazed window, radiator.

Shower Room 5'10" x 4'7"
Shower cubicle, hand wash basin, radiator, frosted double glazed window.

WC
Low level WC, frosted double glazed window.

Outside
Small enclosed front garden and a large rear garden with patio, lawn and a gazebo ideal for hosting.

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.

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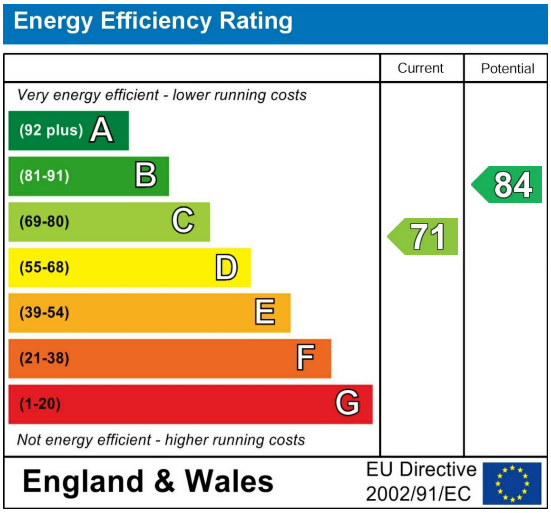












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.