



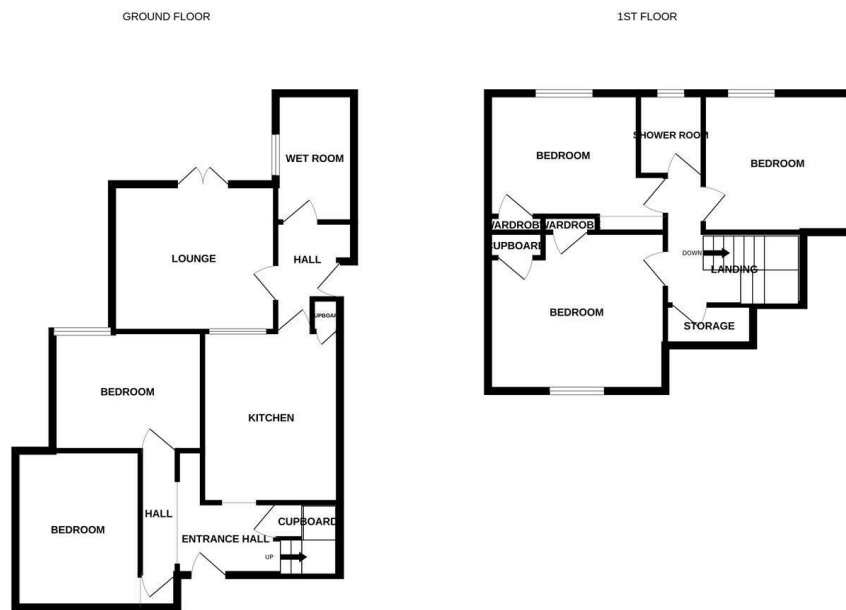
9 Pitchford Road | | Norwich | NR5 8LQ

Offers In Excess Of £270,000

****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.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Metropix i5025

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	83
(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 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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