



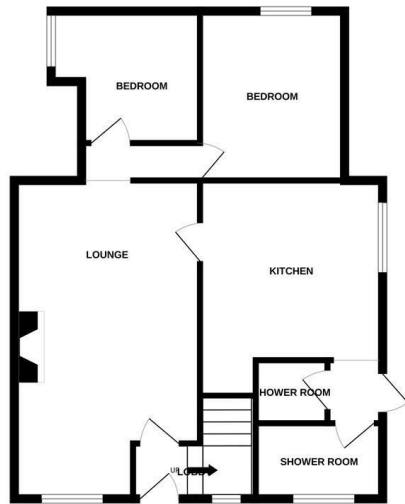
**151 Cadge Road | | Norwich | NR5 8DB**

**Guide Price £280,000**

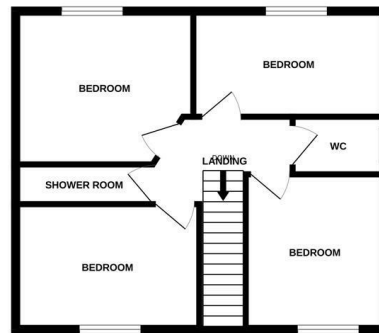
**\*\* GUIDE PRICE £280,000 - £300,000 - EXCELLENT INVESTMENT OPPORTUNITY WITH AN INCOME OF £29,160 PER ANNUM AN A HMO LICENSE**  
**\*\* Gilson Bailey are delighted to offer this LARGE, EXTENDED, SIX BEDROOM, SEMI DETACHED HOUSE** with development potential, situated to the west of Norwich close by the University of East Anglia. Accommodation comprising entrance hall, lounge, kitchen, two bedrooms and two shower rooms to the ground floor. On the first floor there are four more bedrooms, WC and a shower room off landing. Outside there is off road parking to the front and a large, 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.



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 terms 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

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

Door to lounge and stairs to first floor.

### Lounge 19'2" x 11'11"

Two double glazed windows, two radiators.

### Kitchen 12'1" x 11'7"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine and tumble dryer, double glazed window.

### Bedroom Five 10'11" x 9'3"

Double glazed window, radiator.

### Bedroom Six 11'7" x 7'3"

Double glazed window, radiator.

### Shower Room

Shower cubicle, low level WC, hand wash basin, frosted double glazed window.

### Shower Room

Shower cubicle, hand wash basin.

### First Floor Landing

Doors to four bedrooms, shower room and WC.

### Bedroom One 11'10" x 9'7"

Double glazed window, radiator.

### Bedroom Two 9'4" x 8'10"

Double glazed window, radiator.

### Bedroom Three 11'8" x 6'4"

Double glazed window, radiator.

### Bedroom Four 8'9" x 8'6"

Double glazed window, radiator.

### Shower Room

Shower cubicle, hand wash basin.

### WC

Low level WC, frosted double glazed window.

### Outside Front

Paved and shingled garden and a driveway providing off road parking.

### Outside Rear

Lawned garden, large shed, enclosed by timber fencing.

### Local Authority

Norwich City Council, Tax Band A.

### Tenure

Freehold


### Utilities

Full fibre broadband available.  
Mains water and electric.





### Energy Efficiency Rating

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