38 Sotherton Road | | Norwich | NR4 7DB

Offers In Excess Of £250,000

** FANTASTIC INVESTMENT OPPORTUNITY CLOSE BY TO THE UNIVERSITY** Gilson Bailey are delighted to offer this THREE BEDROOM, OVER PASSAGE, MID TERRACE HOUSE located to the west of Norwich within walking distance to the University of East Anglia with accommodation comprising entrance hall, lounge/diner and kitchen to the ground floor. On the first floor there are three bedrooms, a bathroom and NEW WC off landing. Outside there is front driveway providing off road parking and an enclosed rear garden. The house benefits from double glazing, gas heating, HAS BEEN RE-DECORATED THROUGHOUT and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent investment so be quick to book a viewing.

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Norfolk NR1 1LG
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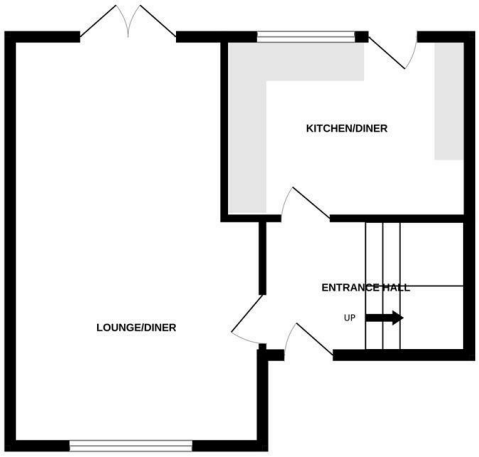
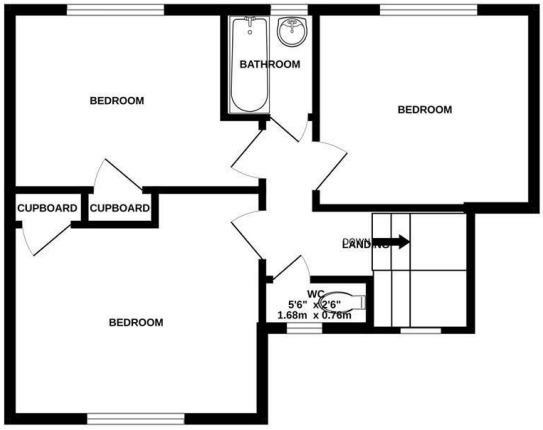
GROUND FLOOR



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
Sotherton 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 lounge/diner, kitchen and stairs to first floor.

Lounge/Diner 21'0" x 12'11"
Double glazed window, radiator, patio doors.

Kitchen 12'5" x 10'1"
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, door to rear.

First Floor Landing
Doors to three bedrooms, bathroom and WC.

Bedroom One 12'10" x 11'7"
Double glazed window, radiator, built in cupboard.

Bedroom Two 12'10" x 8'10"
Double glazed window, radiator, built in cupboard.

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

Bathroom 5'5" x 4'10"
Panelled bath with shower over, hand wash basin, 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 sheds, enclosed by timber fencing with side gate access.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Freehold

Utilities
Full fibre broadband available.
Mains water and electric.

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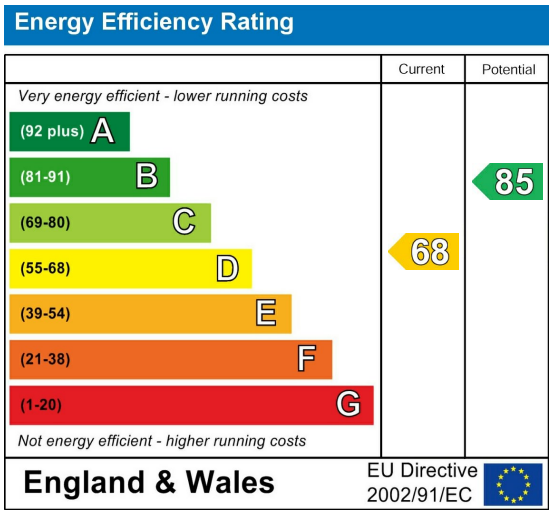

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This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

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