



**26 Old School Close | | Norwich | NR5 8BU**

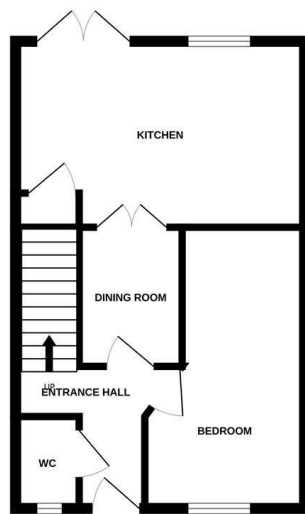
**Guide Price £270,000**

**\*\*GUIDE PRICE £270,000 - £280,000\*\***

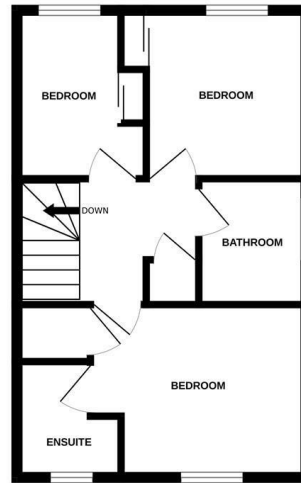
**\*\*EXCELLENT INVESTMENT OPPORTUNITY OR FIRST TIME PURCHASE \*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, FOUR BEDROOM, SEMI DETACHED HOUSE situated to the west of Norwich close by to the University of East Anglia. Accommodation comprising entrance hall, kitchen/living area, bedroom and WC to the ground floor. On the first floor there are three bedrooms and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a DRIVEWAY that leads to a SINGLE GARAGE and an enclosed, lawned rear garden. The house benefits from double glazing, gas heating, new carpets and is OFFERED WITH NO ONWARD CHAIN. The property would make a great buy-to-let 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 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.  
Made with Metropix i2025

## Location

Old School Close is situated close by to the University of East Anglia the Norfolk and Norwich University Hospital and local amenities to include shops, pubs, restaurants, supermarkets and Henderson Park at the end of the road with children's play area, running track, football/basketball pitches and skate park. There are good public transport links to and from the city centre with ease of access to Longwater Retail Park and the A47 southern bypass.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to bedroom, dining room, WC and stairs to first floor.

### Kitchen 15'5" x 9'11"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, double glazed window, patio doors, radiator, storage cupboard.

### Dining Room 9'0" x 5'4"

### Bedroom 15'2" x 8'6"

Double glazed window, radiator.

### WC

Low level WC, hand wash basin, frosted double glazed window.

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 12'5" x 9'8"

Double glazed window, radiator, built in wardrobe.

### En-Suite 7'2" x 5'1"

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

### Bedroom Two 8'11" x 8'6"

Double glazed window, radiator, built in wardrobe.

### Bedroom Three 8'6" x 6'3"

Double glazed window, radiator, built in wardrobe.

### Bathroom 6'9" x 5'10"

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

### Outside Front

Driveway providing off road parking leading to a single garage.

### Outside Rear

Patio seating area, lawned garden, enclosed by timber fencing.

### Local Authority

Norwich City Council, Tax Band C.

### Tenure

Freehold


### Utilities

Full fibre broadband available.  
Mains 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.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>75</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 C

**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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