20 Irstead Road I I Norwich I NR5 8AR

Guide Price £220,000

GUIDE PRICE £220,000 - £240,000 FOUR BEDROOM HOUSE OFFERING EXCELLENT POTENTIAL ** Gilson Bailey are delighted to offer this over passage FOUR BEDROOM END TERRACE situated to the west of Norwich close by to the University and Norfolk and Norwich hospital. The property would benefit from some updating and the accommodation comprises an entrance hall, lounge/ dining room, kitchen, and cloakroom the ground floor. On the first floor there are FOUR BEDROOMS OFF LANDING. Outside there is a front driveway providing off road parking, and a good size enclosed rear garden with a large outbuilding which needs to be finished, however when complete would offer a variety of uses. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property makes an excellent investment or family home so be quick to book a viewing.

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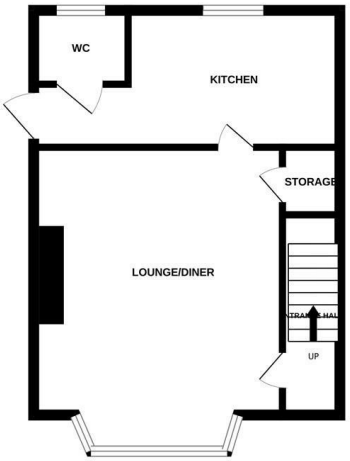
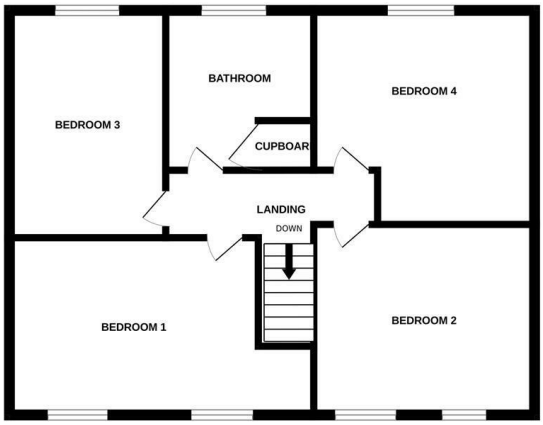
GROUND FLOOR



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
Providing good access to and from the City centre with ease of access to both the University of East Anglia and Norfolk and Norwich University Hospital. Local amenities include schooling, popular local shops, supermarkets, pubs and restaurants.

Accommodation Comprises
Door to

Lounge 18'2" x 13'6"
Window to front, 2 radiators, under stairs storage.

Kitchen 12'2"x 7'4"
Window to rear, fitted units space for utilities, sink and drainer, radiator.

Cloakroom
Low Level WC, wash basin, frosted window to rear.

Bedroom One 11'11" x 11'1"
Window to front , radiator.

Bedroom Two 16'8" max x 9'6"
Window to front , radiator.

Bedroom Three 12'10" x 8'5"
Window to rear, radiator.

Bedroom Four 11'11" x 11'1"
Window to rear, radiator.

Bathroom
Frosted window low level WC, wash basin, bath with shower over, radiator, cupboard housing gas boiler.

Outside
Off road parking to front and large lawned garden with timber shed, and large outbuilding for many potential uses that needs to be finished off.

Tenure
Leasehold
Term: 125 years from 24 November 2014
Service Charge: £150pa

Local Authority
Norwich City Council - Tax Band A

Utilities
Ultrafast Broadband available.
Mains gas, water, electricity and drainage.

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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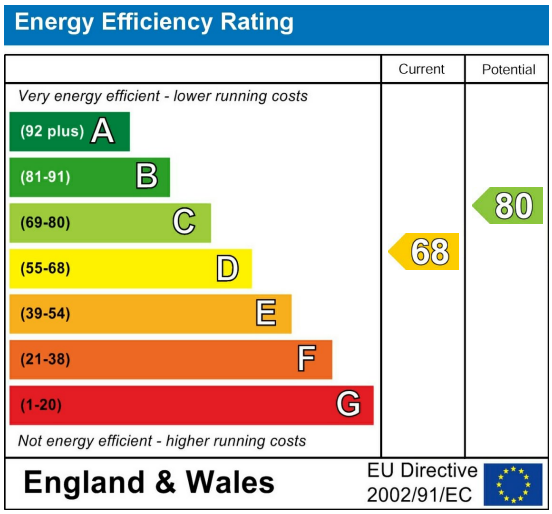

Local Authority

Norwich City Council - Tax Band A

Tenure

Leasehold

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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