82 Friends Road I I Norwich I NR5 8HP

Offers In Excess Of £280,000

OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this well-presented three-bedroom mid-terrace home, conveniently situated to the west of Norwich and within easy reach of the University and hospital, making it an ideal purchase for investors, first-time buyers and families alike. Offering well-proportioned accommodation throughout, the property comprises an entrance hall, a comfortable lounge, a fitted kitchen and a useful utility room to the ground floor. Upstairs, there are three bedrooms, a family bathroom and a separate WC accessed from the landing. Outside, the property benefits from a lawned front garden and an enclosed rear garden providing a private outdoor space to enjoy, complete with an outside shed and additional WC. Further benefits include double glazing, gas central heating and the significant advantage of being offered with no onward chain, allowing for a potentially smooth and straightforward purchase. With its excellent location close to key amenities and strong rental demand from both the University and hospital, this attractive property represents a fantastic buy-to-let investment opportunity and early viewing is highly recommended.

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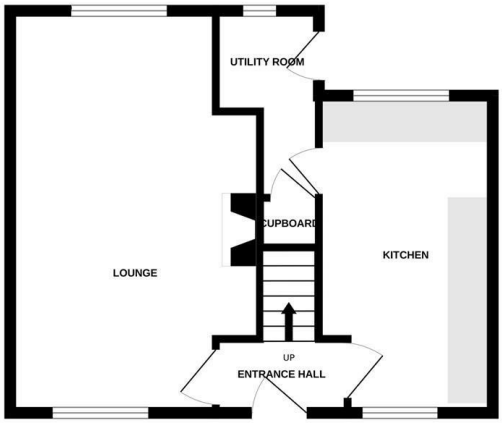
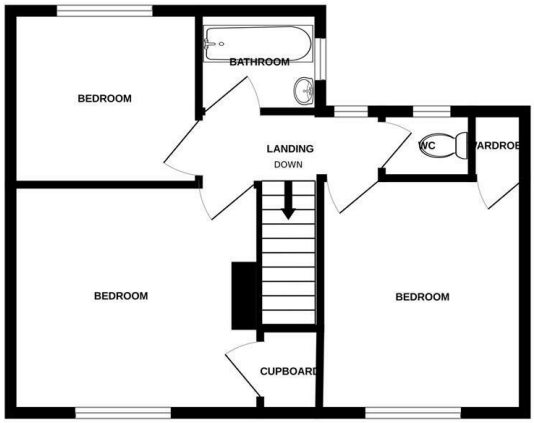
GROUND FLOOR



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
Friends Road is a stones throw for the UEA and also Provides good access to and from the city centre and Norfolk and Norwich University Hospital. Local amenities include schooling, popular local shops, supermarkets, pubs and restaurants. There is also easy access to the A47 and A11.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge, kitchen and stairs to first floor.

Lounge 20'1" x 12'4"
Two double glazed windows, two radiators.

Kitchen 15'2" x 8'10"
Fitted wall and base units with worktops over, sink and drainer, space for fridge/freezer, two double glazed windows, radiator.

Utility Room 9'3" x 5'9"
Space for cooker and washing machine, double glazed window, door to rear.

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

Bedroom One 12'6" x 12'3"
Double glazed window, radiator, built in wardrobe.

Bedroom Two 12'4" x 11'5"
Double glazed window, radiator, built in wardrobe.

Bedroom Three 9'4" x 8'5"
Double glazed window, radiator.

Bathroom 5'10" x 4'7"
Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

WC
Low level WC, frosted double glazed window.

Outside Front
Lawned garden with path to front door.

Outside Rear
Lawned garden with mature plants and shrubs, outside storage shed and WC.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Freehold

Utilities
Fibre to the property.
Mains gas, 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.

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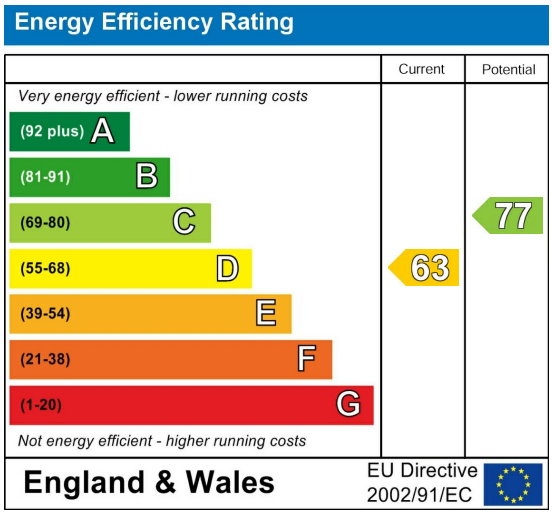

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This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

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