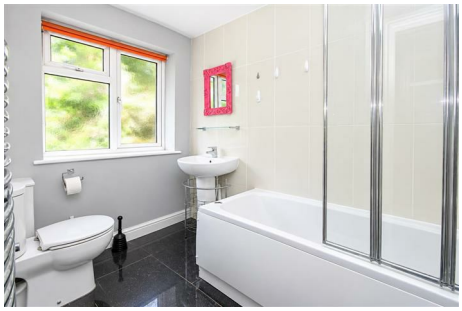

72 Jex Road I I Norwich I NR5 8XG

Guide Price £225,000

GUIDE PRICE £225,000 T0 £235,000OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this well-presented and extended, four bedroom mid-terrace house, conveniently situated to the west of Norwich and offered with the welcome advantage of no onward chain. Providing a fantastic amount of accommodation and plenty of space for everyday living, the ground floor comprises a welcoming entrance hall, extended kitchen/breakfast room, generous lounge/diner providing an excellent space for relaxing and entertaining, and a bathroom. Upstairs, there are an impressive four bedrooms off landing, offering plenty of flexibility for families, guests or those requiring space to work from home. Outside, the property features a small raised front garden, while to the rear is a good-sized lawned garden, providing an ideal space for entertaining, gardening or simply enjoying the warmer months. Further benefits include double glazing and gas heating. Combining four bedrooms, extended accommodation, generous outside space and a chain-free sale, this spacious home would make a fantastic first-time purchase or buy-to-let investment, so be quick to book a viewing.

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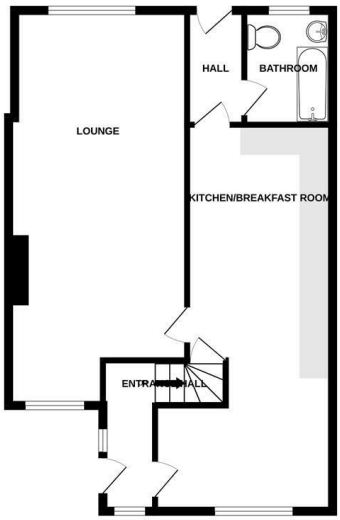
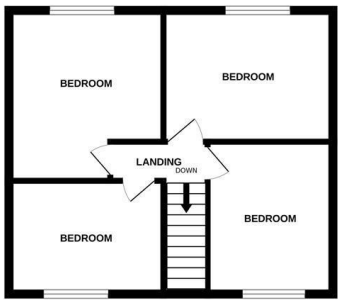
GROUND FLOOR



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
Jex Road is located close to Dereham Road offering direct bus routes to the heart of the city centre with ease of access to the Norfolk and Norwich University Hospital, University of East Anglia and Norwich ring road. Close by to local shops, pubs and schooling.

Accommodation Comprises
Front door to:

Entrance Hall
Door to breakfast room and stairs to first floor,

Kitchen/Breakfast Room 25'3" x 11'7"
Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, integrated dishwasher, double glazed window, radiator.

Lounge/Diner 25'10" x 11'8"
Two double glazed windows, radiator.

Bathroom 7'5" x 5'9"
Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

First Floor Landing
Doors to four bedrooms.

Bedroom One 11'1" x 10'1"
Double glazed window, radiator.

Bedroom Two 11'1" x 8'7"
Double glazed window, radiator.

Bedroom Three 9'11" x 8'2"
Double glazed window, radiator.

Bedroom Four 10'1" x 7'4"
Double glazed window, radiator.

Outside Front
Small raised garden with steps leading to front door.

Outside Rear
Lawned garden with patio seating area, enclosed by timber fencing.

Local Authority
Norwich City Council, Tax Band A.

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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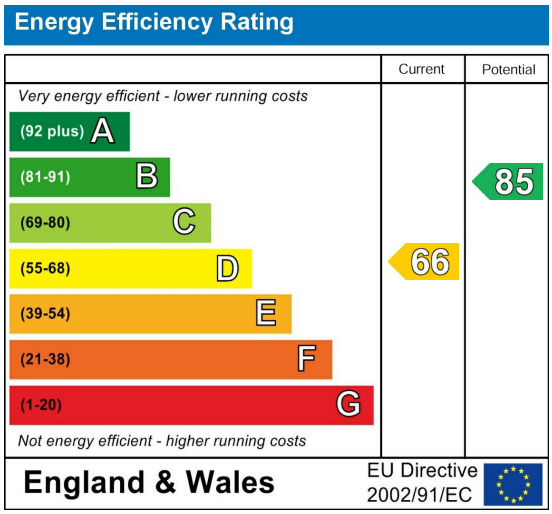

Local Authority

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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