



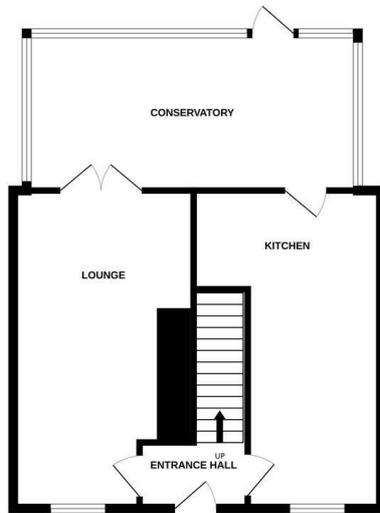
10 Fairfax Road | | Norwich | NR4 7EZ

Guide Price £290,000

****GUIDE PRICE £290,000 - £300,000 AMAZING PLOT WITH AMPLE POTENTIAL SUBJECT TO PLANNING**** Gilson Bailey are delighted to offer this THREE BEDROOM, END TERRACE HOUSE situated to the west of Norwich with good access to the University and Hospital. Accommodation comprising entrance hall, lounge, kitchen and conservatory to the ground floor. On the first floor there are THREE BEDROOMS, a bathroom and WC off landing. Outside there front driveway providing off road parking leading to a DETACHED GARAGE and a LARGE LAWNED GARDEN offering the potential to extend or build on subject to planning. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property is let and the current tenant wishes to stay but would suit a wide array of buyers.



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

Fairfax Road is within close access of both the University of East Anglia and Norfolk & Norwich University Hospital as well as other local amenities to included schooling, shops, supermarkets, pubs and restaurants.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

Lounge 19'4" x 10'11"

Double glazed window, patio doors, radiator.

Kitchen 19'3" x 11'4"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, double glazed window, radiator, door to rear, under stairs cupboard.

Conservatory 20'1" x 9'7"

Double glazed construction with doors to garden.

First Floor Landing

Doors to three bedrooms, bathroom and WC.

Bedroom One 12'4" x 10'10"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 13'7" x 8'2"

Double glazed window, radiator.

Bedroom Three 8'3" x 7'11"

Double glazed window, radiator, build in cupboard.

Bathroom 5'6" x 4'7"

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

WC

Low level WC, frosted double glazed window.

Outside Front

Lawned garden and driveway providing off road parking.

Outside Rear

Detached garage and a large lawned garden enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold

Utilities

Full fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

Local Authority

Norwich City Council, Tax Band B

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.