



204 Mile Cross Lane | | Norwich | NR6 6SE

Guide Price £350,000

****GUIDE PRICE £350,000 - £375,000 EXCELLENT INVESTMENT OPPORTUNITY ACHIEVING £3650 PER MONTH**** Gilson Bailey are delighted to offer this modernised and extended five bedroom semi-detached property, ideally situated in the highly sought-after suburb of Hellesdon and offering an outstanding investment opportunity. Having been thoughtfully updated throughout, the property provides spacious and versatile accommodation comprising a welcoming entrance hall, dining room, modern fitted kitchen and two ground floor bedrooms, both benefiting from en-suite shower rooms, with one also featuring its own kitchenette, making it ideal for independent living or multi-let accommodation. Upstairs, there are three further well-proportioned bedrooms and a modern shower room off the landing, with one bedroom also enjoying the luxury of its own en-suite shower room. Outside, the property offers a large driveway providing ample off-road parking leading to a garage, along with a generous, mature rear garden. Further benefits include double glazing, gas central heating, comprehensive modernisation throughout and the added advantage of being offered with no onward chain. Currently generating an impressive rental income of £3,650 per calendar month, this exceptional property represents a fantastic turnkey buy-to-let investment with strong, established returns, making early viewing highly recommended.





While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of walls, windows, doors and any other items are approximate and not necessarily to scale for any one room or in total. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown here are not shown and no guarantee as to their condition or efficiency can be given. Made with Blueprints 12/2020

Location

Hellesdon is a popular suburb to the north west of Norwich and offers a good selection of amenities including schooling for all ages, popular shops, pubs and restaurants with excellent public transport links to and from the City Centre. There is ease of access to Norwich International Airport, NDR with links to the North Norfolk coastline and neighbouring villages of Horsford, Drayton and Taverham.

Accommodation Comprises

Front door to:

Entrance Hall

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

Dining Room 11'6" x 10'11"

Kitchen 7'6" x 7'4"

Bedroom 13'3" x 12'11"

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

Bedroom 10'5" x 8'5"

Kitchenette 6'9" x 5'4"

En-Suite 6'9" x 2'10"

First Floor Landing

Doors to three bedrooms and shower room.

Bedroom 12'7" x 11'0"

En-Suite 6'9" x 3'4"

Bedroom 12'7" x 11'0"

Bedroom 10'6" x 7'4"

Outside

Large driveway providing off road parking, single garage and a good sized mature rear garden enclosed by fencing.

Local Authority

Broadland District 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.



Energy Efficiency Rating

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

Local Authority

Broadland District 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.

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