

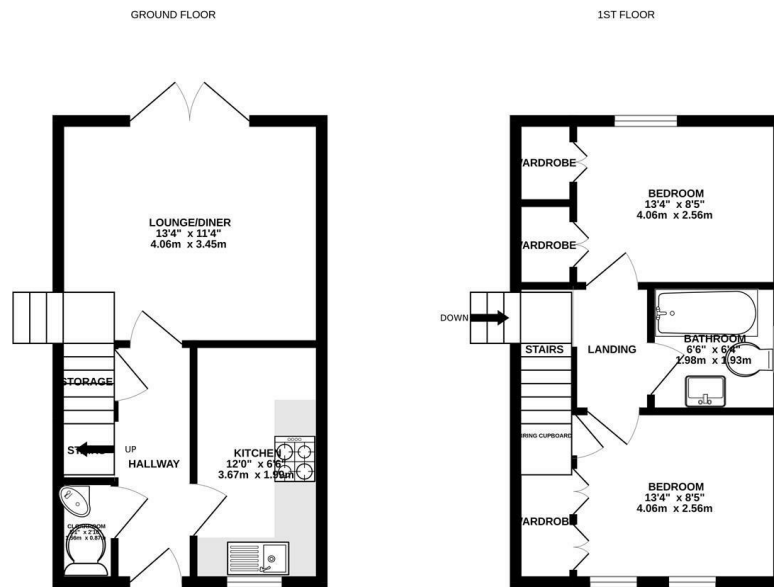


**14 Ivy Road | | Norwich | NR5 8BQ**

## Offers In Excess Of £230,000

GILSON BAILEY are delighted to offer this MODERN TWO BEDROOM END TERRACE, situated within easy walking distance of the UEA. Accommodation comprises ENTRANCE HALL, WC, LOUNGE and KITCHEN on the ground floor with TWO BEDROOMS and BATHROOM off the first floor landing.. The property also benefits from ALLOCATED PARKING and a FULLY ENCLOSED GOOD-SIZED REAR GARDEN , uPVC double glazing and gas central heating. Due to its location, close to local schooling and the UEA, this property would make a fantastic investment or first time buy .





While 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 misstatement. 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.  
Made with Netplan 15023

## 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

### Entrance Hall

Doors to WC, lounge, kitchen and storage cupboard, stairs, radiator.

### Kitchen 6'6" x 12'2"

UPVC window, wall and base units, sink single and drainer, space for dish washer, washing machine and fridge freezer, fitted oven and hob and radiator

### WC

Low level WC, hand wash basin, radiator .

### Lounge 13'3" x 11'5"

UPVC patio doors to rear and radiator.

### First Floor Landing

Doors to bedrooms one, two and bathroom .

### Bedroom One 11'3" x 8'5"

Two UPVC windows, double built in wardrobe, radiator and storage cupboard.

### Bedroom Two 8'6" x 11'1"

UPVC window, double built in wardrobe, radiator.

## Bathroom

UPVC window, three piece suite, low level WC, hand wash basin, bath with shower over and radiator.

## Outside

Outside is a mature front garden with path to front door. Enclosed rear garden with patio shrubs and plants, timber gate to rear, allocated parking space

## Tenure

Freehold


## Local Authority

Norwich City Council - Tax Band B





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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