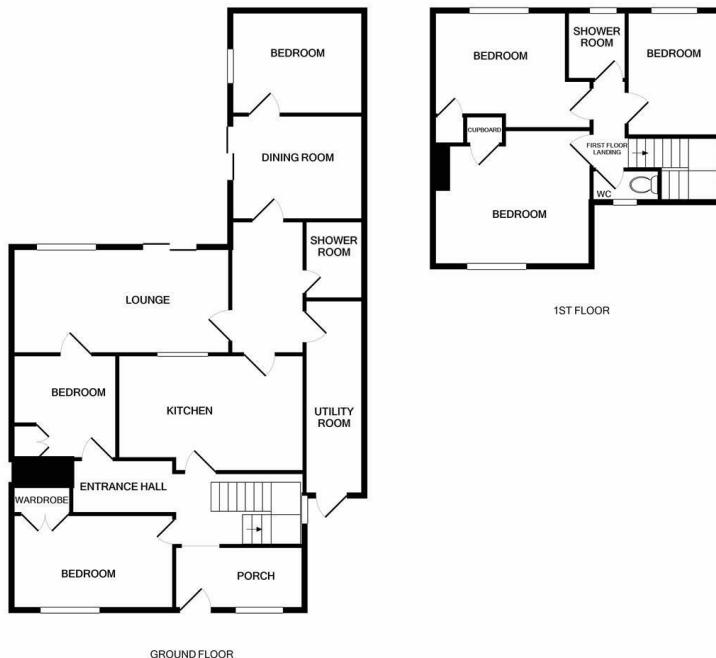




## 95 Pettus Road | Norwich | NR4 7BY

### Guide Price £325,000

**\*\*FANTASTIC HMO INVESTMENT OPPORTUNITY\*\*** GUIDE PRICE £325,000 - £335,000 Gilson Bailey are delighted to offer this heavily extended, six bedroomed semi-detached house currently achieving £2030 per calendar month with the potential to increase to £2200 per calendar month from the 1st August 2021. Accommodation comprising entrance porch, entrance hall, lounge, kitchen dining room, utility room, shower room and three bedrooms to the ground floor. On the first floor there are three further bedrooms, shower room and WC off-landing. Outside there is a shingle driveway for off-road parking and a paved and shingled rear garden. The property is a fully, furnished student house with the current tenants in occupation until the 31st July 2021. Internal viewing is highly recommended.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Location

Pettus Road is situated close by to the University of East Anglia and Norfolk and Norwich University Hospital with other popular amenities close by such local shops, pubs, restaurants and supermarket. There are great public transport links to and from the City Centre.

## Accommodation Comprises:

Front door to:

### Entrance Porch

With door to:

### Entrance Hall

With doors to kitchen, two bedrooms and stairs to first floor.

### Kitchen

3.87m x 3.09m (12' 8" x 10' 2") Fitted wall and base units with worktops over, sink and drainer, cooker with extractor over, tall fridge, double glazed window to rear and radiator.

### Lounge

5.43m x 2.69m (17' 10" x 8' 10") Double glazed window to rear, sliding patio doors to rear and radiator.

### Dining Room

3.28m x 2.58m (10' 9" x 8' 6") Sliding patio doors to side and radiator.

### Bedroom One

3.91m x 2.66m (12' 10" x 8' 9") Double glazed window to front, radiator and built-in wardrobes.

### Bedroom Two

3.30m x 2.95m (10' 10" x 9' 8") Radiator built-in wardrobe and door to lounge.

### Bedroom Three

3.48m x 2.52m (11' 5" x 8' 3") Double glazed window to side and radiator.

### Utility Room

4.86m x 1.41m (15' 11" x 4' 8") Washing machine, tumble dryer and tall freezer, uPVC door to front and boiler.

### Shower Room

1.72m x 1.67m (5' 8" x 5' 6") Shower cubicle, low-level WC, hand wash basin, radiator and extractor fan.

## First Floor Landing

Doors to three bedrooms, shower room and WC.

### Bedroom Four

3.92m x 3.39m (12' 10" x 11' 1") Double glazed window to front, radiator and storage cupboard.

### Bedroom Five

3.97m x 2.94m (13' 0" x 9' 8") Double glazed window to rear and radiator.

### Bedroom Six

3.11m x 2.26m (10' 2" x 7' 5") Double glazed window to rear and radiator.

### Shower Room

1.66m x 1.48m (5' 5" x 4' 10") Shower cubicle, hand wash basin, radiator and frosted double glazed window to rear.

### WC

Low-level WC, wash basin and frosted double glazed window to front.

### Outside Rear

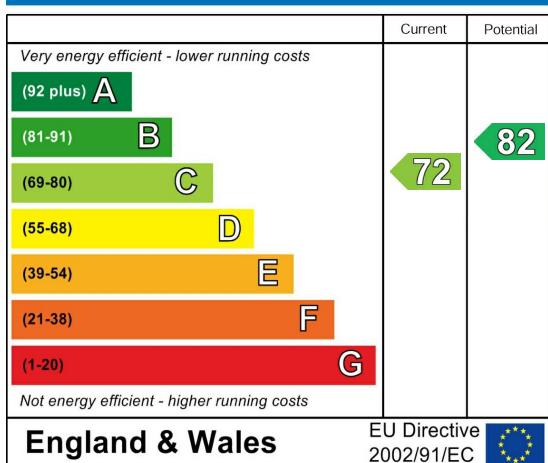
Patio area, shingle seating area, timber shed and is enclosed by timber fencing.

### Outside Front

Shingle driveway for off-road parking.

### AGENTS NOTE:

A copy of the inventory outlining the white goods and furniture included in the sale is held at the office of Gilson Bailey along with a copy of the HMO licence which is valid until the 30th September 2021.


**Energy Efficiency Rating**

**Local Authority**

Norwich City Council

**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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