



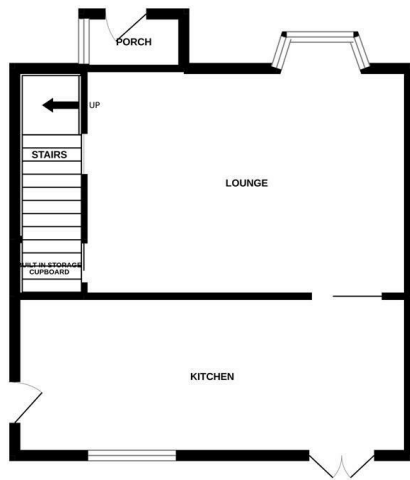
**6 Malbrook Road | | Norwich | NR5 8RR**

**£250,000**

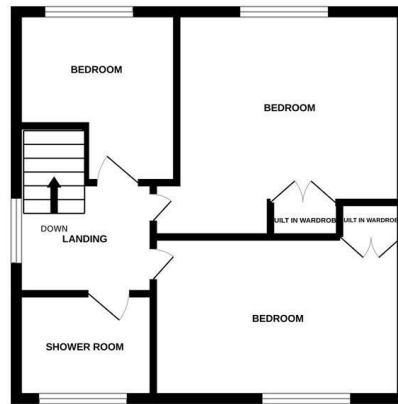
**\*\*INVESTMENT OPPORTUNITY CLOSE BY TO THE UNIVERSITY\*\*** Gilson Bailey are delighted to offer this three bedroom, semi detached house located to the west of Norwich close by to the University of East Anglia. Accommodation comprises entrance porch, lounge and kitchen to the ground floor. On the first floor there are three bedrooms and a bathroom off landing. Outside there is off road parking to front and an enclosed rear garden with a large workshop and brick built storage sheds. The house benefits from double glazing, gas heating and would make an excellent investment for first time purchase. Internal viewing is highly recommended.



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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## Accommodation Comprises

Front door to:

### Entrance Porch

Door to:

### Lounge 17'4" x 12'1"

Double glazed window, two radiators.

### Kitchen 20'11" x 8'7"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, washing machine, fridge/freezer and dishwasher, double glazed window, PVC door, radiator.

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 13'5" x 12'0"

Double glazed window, radiator.

### Bedroom Two 13'5" x 8'7"

Double glazed window, radiator, storage cupboard.

### Bedroom Three 9'1" x 8'7"

Double glazed window, radiator.

### Shower Room 7'0" x 5'6"

Walk in shower, low level WC, hand wash basin, radiator, frosted double glazed window.

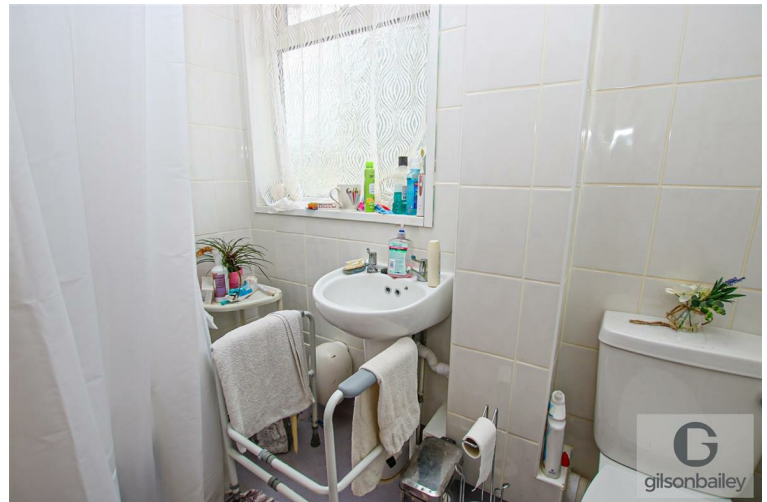
### Outside Front

Off road parking space.


### Outside Rear

Lawned garden with patio area, large workshop, brick built storage sheds, enclosed by fencing.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</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	

### 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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