



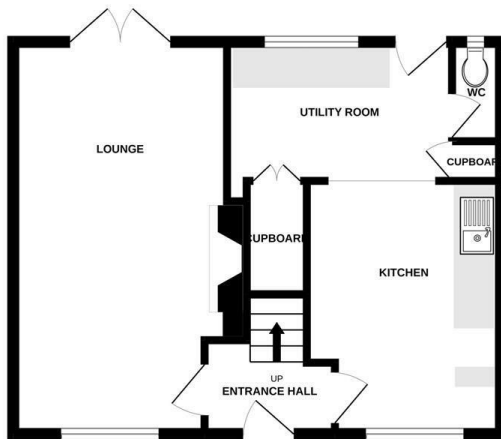
**56 Buckingham Road | | Norwich | NR4 7DQ**

**Offers In Excess Of £280,000**

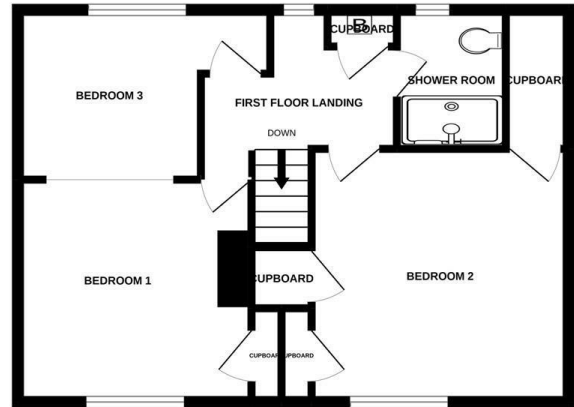
**\*\*CALLING ALL INVESTORS\*\*** Gilson Bailey are delighted to offer with no onward chain this over passage, three bedroom, mid terrace house close by to the University of East Anglia and Norfolk and Norwich University Hospital with accommodation comprising, entrance hall, lounge, kitchen/diner, utility room and WC to the ground floor. On the first floor there are three bedrooms (bedroom one and three are currently knocked into one) and a shower room off landing. Outside there is a low maintenance front garden and an enclosed, shingled rear garden. The house benefits from double glazing, gas central heating but is in need of updating throughout. The property would make a great buy to let investment so be quick to book a viewing.



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

Buckingham Road is within close access of the University of East Anglia, Norfolk & Norwich University Hospital and the idyllic Eaton Park as well as other local amenities to include schooling, shops, supermarkets, pubs and restaurants.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge, kitchen/diner and stairs to first floor.

### Lounge 19'6" x 10'6"

Double glazed window to front, PVC double glazed patio door to rear, radiator.

### Kitchen/Diner 9'2" x 11'11"

Fitted wall and base units with worktops over, radiator, double glazed window to front, open plan access to utility.

### Utility Room 11'5" x 6'7"

Double glazed window to rear, PVC double glazed patio door to rear, door to under stairs storage cupboard, space for washing machine and tumble dryer.

### WC

Low level WC, double glazed window to rear.

### First Floor Landing

Doors to three bedrooms and shower room.

### Bedroom One 11'11" x 10'11"

Double glazed window to front, radiator, over stairs storage cupboard.

### Bedroom Two 12'8" x 12'2"

Double glazed window to rear, over stairs storage cupboard, radiator, walk-in cupboard.

### Bedroom Three 9'0" x 8'4"

Double glazed window to rear, radiator.

### Shower Room

Two piece suite comprising low-level WC, walk-in shower cubicle, PVC double glazed window.

### Outside Front

Low maintenance garden enclosed by hedging.


### Outside Rear

Shingled garden with plants, shrubs and large timber summerhouse/shed.





#### Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            | <b>85</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<br>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.

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