







1 Fowell Close I I Norwich I NR5 8NL

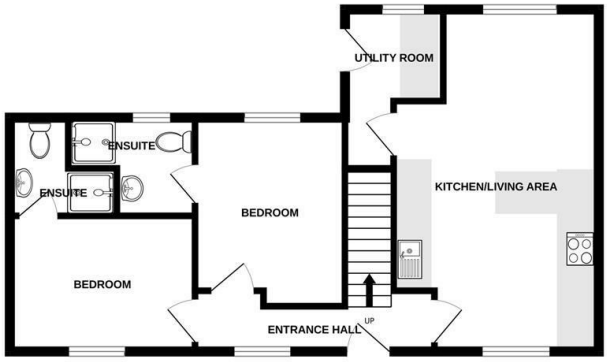
£399,950

EXCELLENT INVESTMENT OPPORTUNITY CURRENTLY ACHIEVING £3486 PER MONTH Gilson Bailey are delighted to offer this spacious, well-presented and extended, six bedroom, five bathroom semi-detached house, conveniently situated to the west of Norwich within easy reach of the University of East Anglia, presenting a fantastic opportunity for buy-to-let investors. Offering an impressive amount of accommodation arranged over two floors, this substantial property provides a practical and versatile layout ideally suited to shared living. The ground floor comprises a welcoming entrance hall, generous open-plan kitchen/living area providing an excellent communal space for cooking, dining and relaxing, useful utility room and two well-proportioned bedrooms, both benefiting from their own en-suite shower rooms. Upstairs, there are four further bedrooms and a separate shower room off landing, with two of the bedrooms also enjoying private en-suite shower rooms, providing excellent convenience for occupants. Outside, the property benefits from a driveway providing off-road parking, while to the rear is a large, private garden, offering plenty of space for relaxing and enjoying the warmer months. Further benefits include double glazing and gas heating, while the property is currently tenanted with contracts in place until August 2027, making it a particularly attractive proposition for investors seeking an existing rental arrangement. Combining six bedrooms, five shower rooms, generous communal living space, private parking and a convenient location close to the university, this substantial property represents an excellent buy-to-let investment opportunity, so be quick to book a viewing.

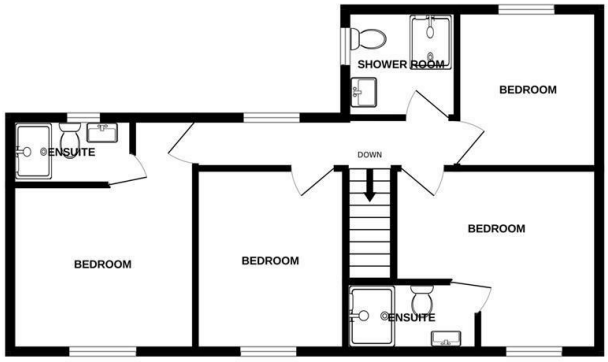
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GROUND FLOOR



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
Fowell Close is located to the west of Norwich within walking distance to the University of East Anglia and is close by to many other local amenities including schooling, shops, pubs restaurants and supermarkets with regular bus routes to and from the city centre. There is ease of access to the A47 and A11.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to kitchen/living area, two bedrooms and stairs to first floor.

Kitchen/Living Area 20'1" x 12'3"

Utility 9'1" x 5'9"

Bedroom Five 11'10" x 8'10"

En-Suite 6'9" x 5'7"

Bedroom Six 10'10" x 7'11"

En-Suite 6'4" x 5'7"

First Floor Landing
Doors to four bedrooms and shower room.

Bedroom One 13'10" x 10'10"

En-Suite 7'2" x 3'11"

Bedroom Two 12'4" x 11'5"

En-Suite 7'10" x 4'2"

Bedroom Three 12'4" x 8'10"

Bedroom Four 9'4" x 8'5"

Shower Room 5'11" x 4'7"

Outside Front
Shingled garden and driveway providing off road parking.

Outside Rear
Large lawned and paved garden enclosed by timber fencing with side gate access.

Local Authority
Norwich City 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.

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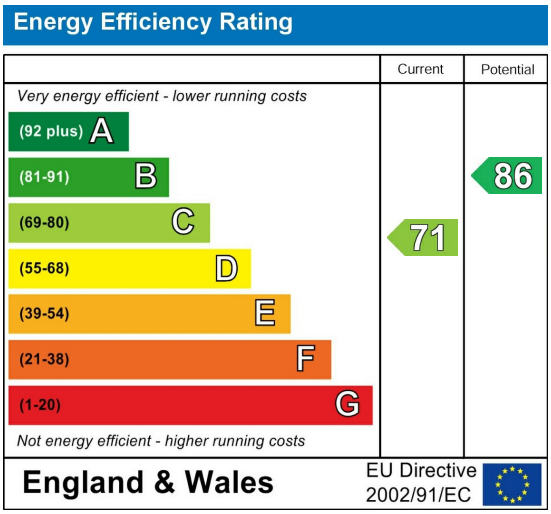












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.