



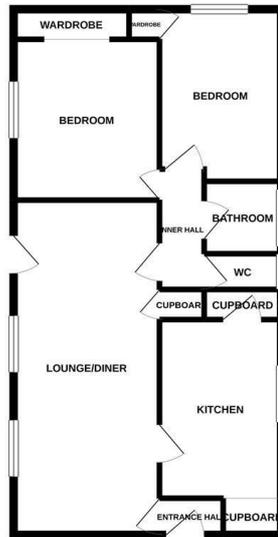
57 Springbank | | Norwich | NR1 2LH

Guide Price £130,000

****SPACIOUS GROUND FLOOR WITH NO ONWARD CHAIN**** GUIDE PRICE £130,000 - £135,000 Gilson Bailey are delighted to offer his two bedroom, ground floor flat located to the south of Norwich with accommodation comprising of entrance hall, lounge/diner, fitted kitchen, two bedrooms, bathroom and WC. The flat benefits from a secure intercom entry system, uPVC double glazing, gas central heating and is excellent condition throughout. Outside there are communal lawned grounds and storage shed. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floor, ceiling, walls and any other space are approximate and the responsibility to check 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 here are not intended to be a guarantee, as to their condition or operation, can be given. Made with Metaphor 1.0.0.02

Location

Lakenham can be found to the south of the City centre close by to many local amenities to include schooling, popular shops, pubs and restaurants with ease of access to the Norwich Ring Road, Norwich train station, Norwich bus station and the A47 southern bypass.

Accommodation Comprises:

Front door to:

Entrance Porch

With doors to meter cupboard and lounge.

Lounge 10'1" x 23'3"

UPVC double glazed window to side, frosted uPVC double glazed door to side, two radiators, TV point.

Kitchen 12'5" x 8'6"

Fitted range of wall and base units with work tops over, space for fridge/freezer, spaces for washing machine, tumble dryer and dishwasher, stainless steel sink and drainer unit, space for oven with extractor over, door to storage cupboard, double glazed window to side.

Bathroom

Frosted double glazed window to side, bath with shower over, hand wash basin, tiled walls, radiator.

WC

Frosted double glazed window to side, hand wash basin, low level w.c., part tiled walls.

Bedroom One 13'5" x 10'2"

UPVC double glazed window to side, radiator, TV point, built-in wardrobes with storage over.

Bedroom Two 11'9" x 8'6"

UPVC double glazed window to front, radiator.

Outside

The property is set within communal gardens with a brick built storage shed adjacent to the property.

Leasehold

Leasehold - Term 125 years from 21 February 2000. Please note ground rent and service/maintenance charges will apply. For further information, please contact the office.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council

Tenure

Leasehold

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.