



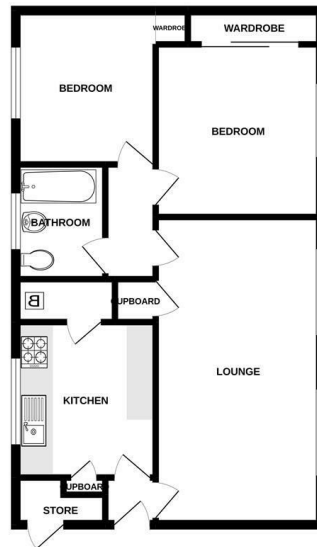
78 Sleaford Green | | Norwich | NR3 3JS

Guide Price £130,000

****GUIDE PRICE £130,000 - £140,000 SECOND FLOOR FLAT OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this well presented, two bedroom, second floor flat located in the sought after NR3 area of Norwich. Accommodation comprising entrance hall, lounge, kitchen, two bedrooms and a bathroom. Outside there are communal gardens, brick built store shed and on street parking available. The flat benefits from double glazing, gas heating with recently installed combi boiler and is offered with no onward chain. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, validity and applicability of this plan are not to be relied upon for any purpose other than that of a guide only. Made with Metaplan 12/2017

Location

Sleaford Green is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and has great public transport links to and from the city centre. There is good access to Mousehold Heath, Norwich Ring Road, Norwich train station and the NDR.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge and kitchen.

Lounge 18'8" x 6'10"

Two double glazed windows, radiator, storage cupboard.

Kitchen 9'6" x 8'6"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window, storage cupboards.

Bedroom One 11'5" x 10'2"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 9'10" x 8'6"

Double glazed window, radiator, built in wardrobe.

Bathroom

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside

Communal gardens, brick built storage shed, on street parking.

Tenure

Leasehold – Term 125 years from 21 January 2001. Please note ground rent is £10 per annum and service/maintenance charges are £356 per annum. For further information, please contact the office.

Local Authority

Norwich City Council - Tax Band A




Local Authority

Norwich City Council, Tax Band A

Tenure

Leasehold

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

<https://www.gilsonbailey.co.uk>
01603764444