



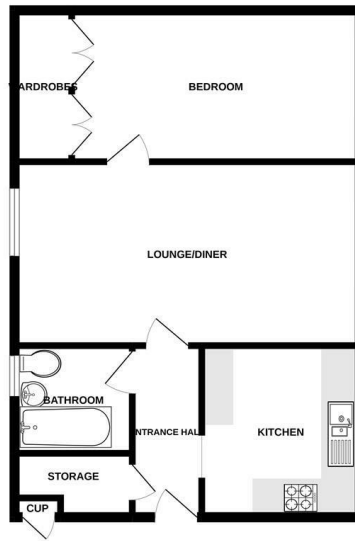
92 St Leonards Road | | NORWICH | NR1 4JG

Offers In Excess Of £150,000

****PRIVATE GARDEN AND NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this well presented, light and airy, one bedroom coach-house located to the east of Norwich within walking distance to the City Centre. Accommodation comprises, entrance hall, large storage cupboard, dual aspect lounge/diner with a pleasant view over a grassed area with trees, kitchen, double bedroom and bathroom. Outside there is a very private and well stocked garden and permit parking available. The flat benefits from double glazing, gas heating (new boiler fitted in 2022) and is in excellent condition throughout. The property would make an excellent first time purchase or buy to let investment so be quick to book a viewing.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, floors 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 services, fixtures and appliances shown here are not to be taken as a guarantee as to their operation or efficiency and are for general use only. Made with Metaphor 12/02/21

Location

Thorpe Hamlet, lies just to the east of Norwich City centre within walking distance to the railway station and Riverside development (offering restaurants, bars, cinema and gym). There is great access into the City centre itself, riverside walks, Mousehold Heath and A47 Southern Bypass.

Accommodation Comprises

Private staircase to front door with access to:

Entrance Hall

With doors to lounge/diner, kitchen, bathroom and utility cupboard.

Large Storage Cupboard 5'8" x 2'3"

With lighting, power, water and waste that could be used as a utility cupboard.

Lounge/Diner 10'8" x 16'9"

Double glazed window to front and rear, two radiators.

Kitchen 7'4" x 9'5"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, fitted oven, space for fridge/freezer and washing machine, double glazed window to front, radiator.

Bedroom 8'0" x 13'7"

Double glazed window to front, radiator, deep built in wardrobe.

Bathroom

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

Outside


Private and enclosed paved garden enclosed by timber fencing, brick built storage shed, permit parking.

Leasehold Information

Leasehold - Term 125 years from 17 May 2004. Please note 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	69	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	

Local Authority

Norwich City Council, Tax Band A

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.

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