

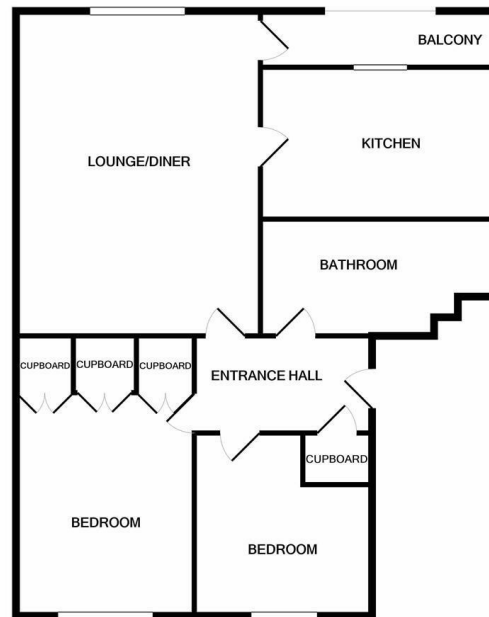


38 Glendenning Road | Thorpe Park | Norwich | NR1

Offers Over £160,000

****GROUND FLOOR FLAT OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this well presented, two bedroom, ground floor apartment with a balcony, located within walking distance to the City Centre and train station. Accommodation comprising secure intercom entry, entrance hall, spacious lounge/diner, kitchen, two bedrooms and a bathroom. Outside there is one allocated parking space and communal gardens. The apartment benefits from double glazing, gas fired central heating and is offered with no onward chain. The property would make the ideal first time purchase or buy-to-let investment so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Glendenning Road is situated close by too many local amenities including popular local pubs, shops, schooling and supermarkets. You are also close by to the Riverside Development with its range of amenities. There is ease of access to the Norwich Ring Road and A47 southern bypass.

Accommodation Comprises:

Secure intercom entry, front door to:

Entrance Hall

With doors to lounge/diner, both bedrooms and bathroom.

Lounge/Diner 16'2" x 11'10"

Double glazed window to rear, radiator, door to balcony.

Kitchen 7'10" x 7'8"

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

Bedroom One 11'5" x 8'9"

Double glazed window to front, radiator, built-in wardrobes.

Bedroom Two 8'1" x 6'10"

Double glazed window to front, radiator.

Bathroom

Panelled bath with shower over, low level WC, hand wash basin with tap over, heated towel rail, extractor fan.

Outside

One allocated parking space and communal gardens.

Tenure


Leasehold- Term 125 years from 24 June 1988. Please note there is currently no fees for the ground rent and service/maintenance charges are £780 per annum . For further information, please contact the office.

Local Authority

Norwich City Council, Tax Band A.



Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 76 |
| (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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