



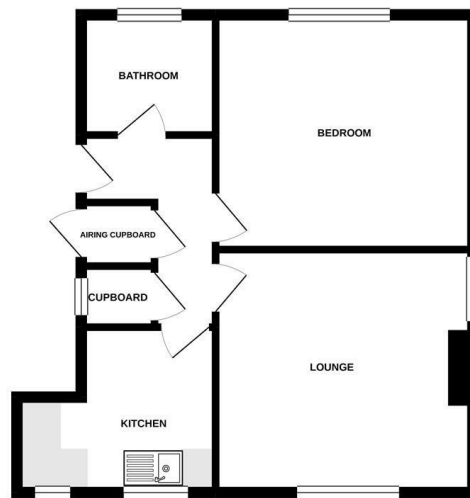
22 Christopher Close | | Norwich | NR1 2PQ

Offers In Excess Of £140,000

****NO ONWARD CHAIN AND WITHIN WALKING DISTANCE TO THE CITY**** Gilson Bailey are delighted to offer this well presented, one bedroom, first floor flat situated in a favoured south City location with accommodation comprising entrance hall, lounge, kitchen, double bedroom and bathroom. Outside there is a private, lawned rear garden. The flat benefits from double glazing, gas fired central heating, is in good condition throughout and would suit a wide range of buyers. Early internal viewing is highly recommended.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, walls and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The accuracy, reliability and appropriateness of the data have not been verified and no guarantee is given to their accuracy or reliability. Call the agent.

Location

Christopher Close can be found to the south of Norwich within walking distance of the City, bus station and Chapelfield shopping centre and gardens. Local amenities include schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, A47 southern bypass and Norwich Ring Road.

Accommodation Comprises:

Stairs to first floor. Front door to:

Entrance Hall

With doors to lounge, kitchen, bedroom and bathroom.

Lounge 12'11" x 12'3"

Double glazed windows to front and side, radiator.

Kitchen 10'6" x 7'11"

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

Bedroom 12'11" x 12'0"

Double glazed window to rear, radiator.

Bathroom 6'11" x 6'1"


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

Outside

Private, lawned rear garden.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	53	
(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
Term 125 years
From 29th September 1977

Please note ground rent and service/maintenance charges will apply. For further information, please contact the office.

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.