



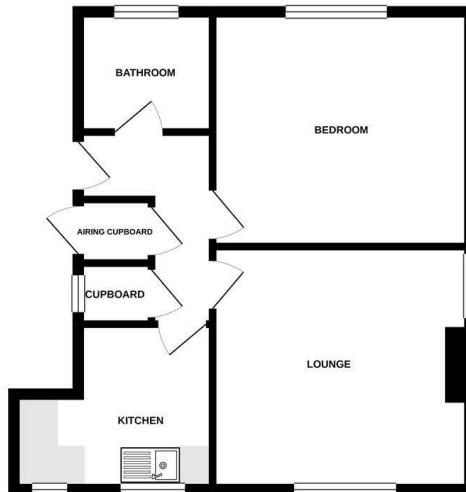
22 Christopher Close | Norwich | NR1 2PQ

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.

The Gilson Bailey logo, featuring a large stylized 'G' inside a circle, with the company name 'gilsonbailey' in a bold, lowercase sans-serif font below it.

GROUND FLOOR



 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, areas and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The boundaries and dimensions shown are for guidance only. Made with Metricon. ©2021.

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.

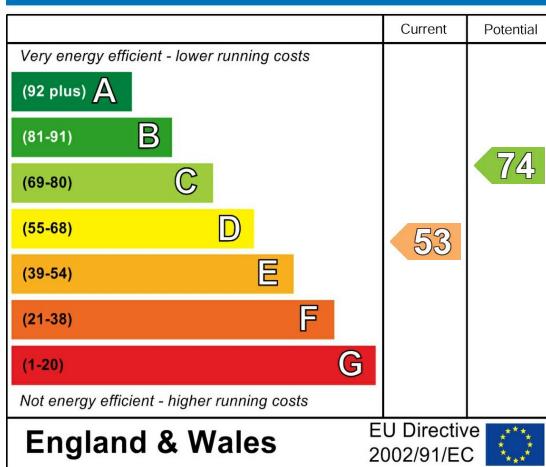
Outside

Private, lawned rear garden.






Energy Efficiency Rating



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.

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 01603764444