



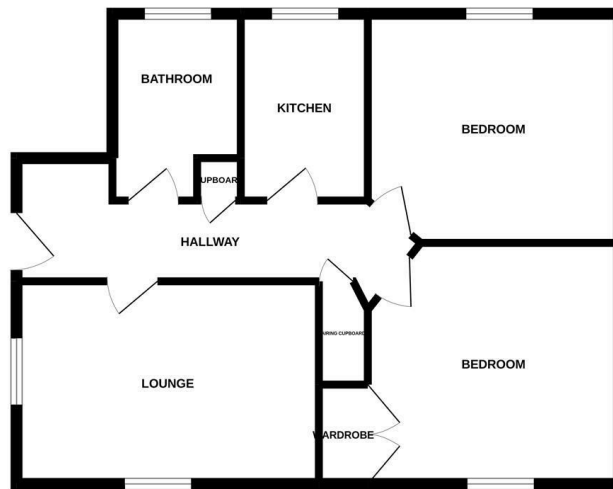
6 Theobald Road | | Norwich | NR1 2NT

£175,000

****LARGE REAR GARDEN AND OFF ROAD PARKING**** Gilson Bailey are delighted to offer this well presented, two bedroom, ground floor flat located to the south of the City. Accommodation comprises entrance hall, lounge, kitchen, two bedrooms and a bathroom. Outside there is a driveway to the front providing off road parking and a large lawned rear garden with brick built storage shed. The flat benefits from double glazing, gas heating 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.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metaplan (0202) for given.

Location

Theobold road is situated south of the City centre of Norwich in the heart of Lakenham within reasonable distance to a good selection of local amenities including local shop, pubs, supermarket and DIY stores. There are also good public transport links in and out of the City centre and easy access out onto the Southern Bypass.

Leasehold - Term 125 years from 6 November 2017. Please note ground rent is £10 per annum and last years service/maintenance charges was £114. For further information, please contact the office.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen, two bedrooms and bathroom.

Lounge 14'10" x 10'10"

Two double glazed windows, radiator.

Kitchen 8'3" x 7'1"

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

Bedroom One 12'7" x 9'8"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 10'0" x 10'11"

Double glazed window, radiator.

Bathroom 8'4" x 4'5"

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

Outside


Lawned front garden with a driveway for off road parking and a large rear garden with brick built storage shed.

Leasehold Information

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	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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