



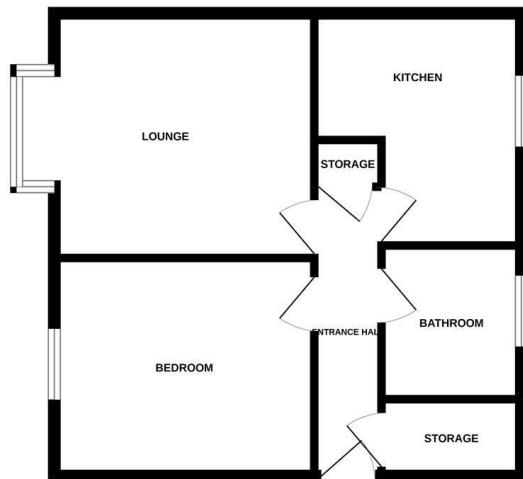
16 Bertie Road | Norwich | NR3 2HA

Guide Price £120,000

GUIDE PRICE £120,000 - £125,000 PERFECT FIRST TIME PURCHASE TO THE NORTH OF THE CITY Gilson Bailey are delighted to offer this well presented, first floor, one bedroom flat located in the ever popular NR3 area of Norwich with accommodation comprising communal entrance, entrance hall, lounge, kitchen, bedroom, bathroom and a large balcony with its own separate entrance. Outside there is gated access to a communal garden for residents and a 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.

gilsonbailey

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Location

Bertie Road is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and is within walking distance of the City Centre. There is ease of access to the Norwich train station, Norwich Ring Road and the NDR.

Leasehold - Term 125 years from 23 May 2016. Please note ground rent and service/maintenance charges will apply. For further information, please contact the office.

Accommodation Comprises

Communal entrance with stair case to first floor and front door to:

Entrance Hall

Doors to lounge, kitchen, bedroom and bathroom.

Lounge 15'11" x 10'7"

Double glazed window to rear, two radiators.

Kitchen 10'7" x 8'6"

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

Bedroom 12'0" x 10'8"

Double glazed window to rear, radiator.

Bathroom 6'5" x 6'1"

Timber panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window to front.

Balcony

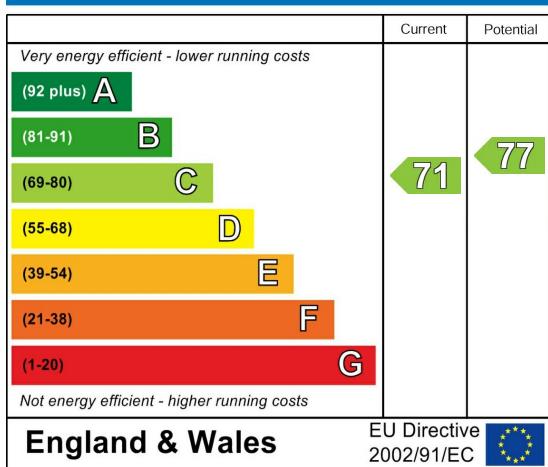
With its own separate entrance over looking the communal garden.

Outside

Communal garden for residents with gated access, storage shed to the left of entrance door.



Energy Efficiency Rating



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.

www.gilsonbailey.co.uk
01603764444