



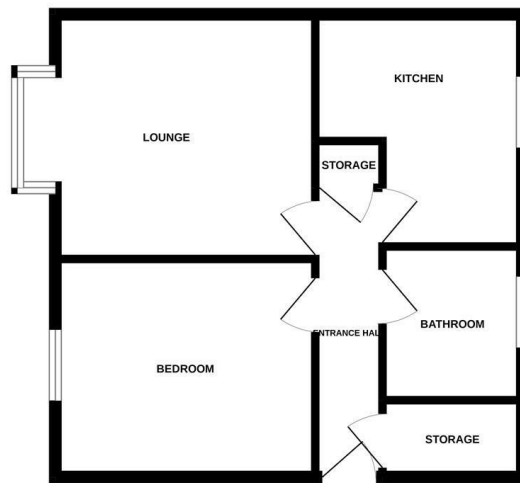
16 Bertie Road | | Norwich | NR3 2HA

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.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan compared to the measurements of the property, we do not accept any responsibility for any errors or omissions. This plan is for illustrative purposes only and should not be used as a basis for any purchase or lease. The property, fixtures and fittings shown here are not to be taken as a guarantee as to their condition or effectiveness. Plans are subject to change without notice.

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.

Leasehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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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