



9 Hemming Way | | Norwich | NR3 2AF

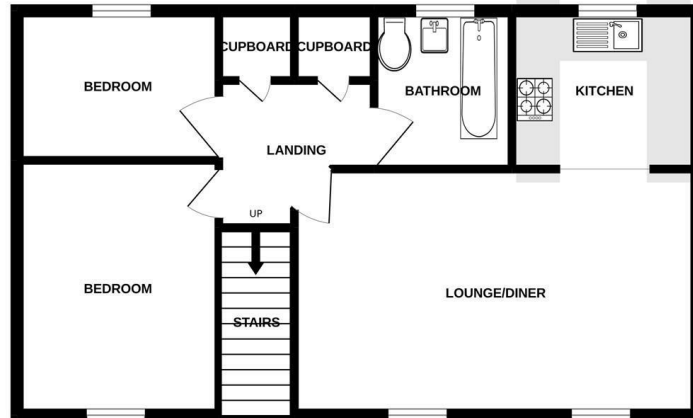
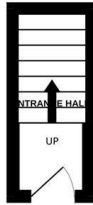
Guide Price £180,000

****Guide Price £180,000 to £185,000 **MODERN COACHHOUSE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOMS, MODERN COACHHOUSE located on a quiet modern estate to the north of Norwich. Accommodation comprising entrance hall with stairs to first floor landing, LOUNGE/DINER, KITCHEN, TWO BEDROOMS and a BATHROOM. Outside there is a GARAGE available. The coachhouse benefits from DOUBLE GLAZING, GAS HEATING and is offered with NO ONWARD CHAIN. The property would make an excellent investment or first time purchase so be quick to book a viewing.



GROUND FLOOR

FIRST 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.
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Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City Centre with ease of access to the Norwich Ring Road and NDR.

Leasehold – Term 150 years from 1 January 2004. Please note ground rent is £172.12 per annum and service charge is £64 per annum. For further information, please contact the office.

Accommodation Comprises

Front door to entrance hall. Stairs to:

First Floor Landing

Doors to lounge/diner, two bedrooms and bathroom.

Lounge/Diner 18'0" x 11'10"

Two double glazed windows, radiator.

Kitchen 8'4" x 6'4"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, fitted oven, integrated fridge/freezer, dishwasher and washing machine, double glazed window.

Bedroom One 11'5" x 9'1"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 9'1" x 6'9"

Double glazed window, radiator.

Bathroom 6'11" x 6'4"

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

Outside

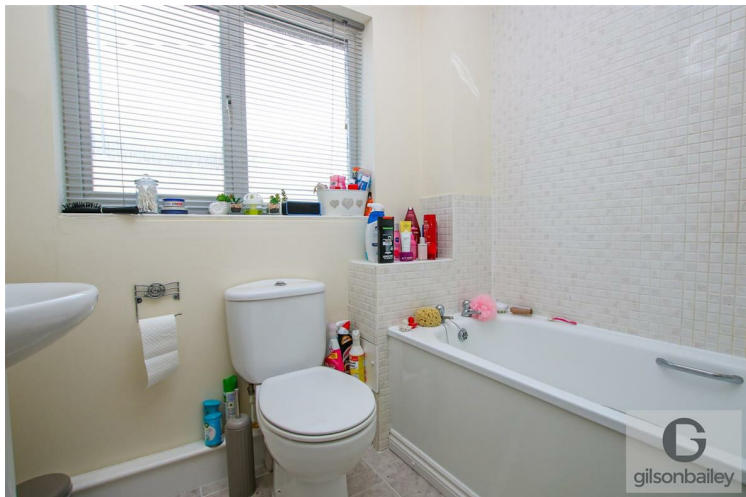
Single garage.

Local Authority

Norwich City Council, Tax Band B.

Tenure

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




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Leasehold

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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	

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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