

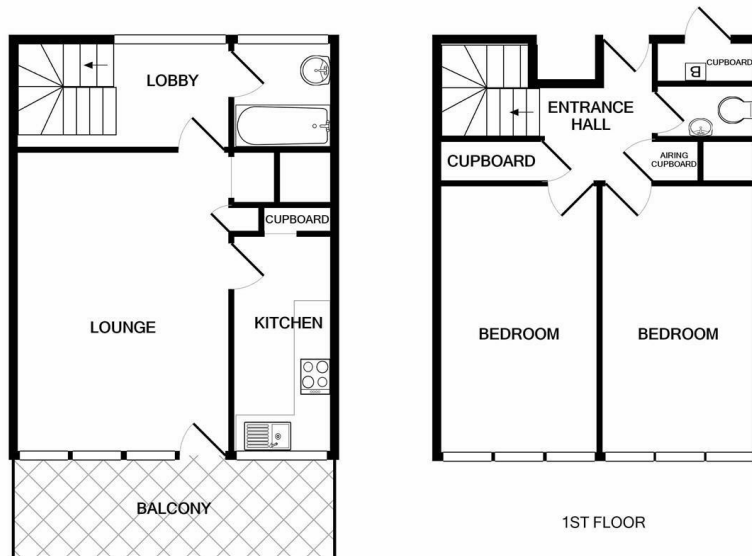


6 Johnson Place | | Norwich | NR2 2SA

Offers In The Region Of £130,000

****GUIDE PRICE £130,000 - £140,000. WALKING DISTANCE TO CITY AND NO ONWARD CHAIN**** Located to the west of Norwich City centre is this spacious, two bedroom, maisonette with balcony and lovely views. Accommodation comprising entrance hall, two double bedrooms and WC on the upper level and a spacious lounge with door leading to balcony, kitchen and bathroom to the lower level. The maisonette benefits from double glazing, gas fired central heating and outside there is a residents permit car park. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing to appreciate the location on offer.





GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Johnson Place is situated within walking distance to the historic and cultural City of Norwich, Norwich bus station, Chapel Field gardens and shopping centre. There is ease of access to the University of East Anglia, Norfolk and Norwich University Hospital, Norwich Ring Road and both the A11 and A140.

Accommodation Comprises:

Front door to:

Entrance Hall

With doors to both bedrooms and WC.

Bedroom One 14'11" x 8'10"

Double glazed window to rear, radiator.

Bedroom Two 14'10" x 8'7"

Double glazed window to rear, radiator.

WC

Low level WC, hand wash basin, extractor fan.

Lower Level

Lounge 16'7" x 11'10"

Double glazed window to rear, two radiators, door to balcony.

Kitchen 12'7" x 5'7"

Fitted wall and base units with worktops over, sink and drainer, four ring electric hob with extractor over, fitted oven, space for fridge/freezer and washing machine, double glaze window to rear, radiator, storage cupboard.

Bathroom 6'0" x 5'7"

Panelled bath with shower over, hand wash basin, frosted double glazed window to front, radiator.

Outside

Residents permit car park.


Local Authority: Norwich City Council

Tenure: Leasehold

Term 125 years from 1 October 1984. Please note ground rent and service/maintenance charges will apply. For further information, please contact the office.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(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

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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