

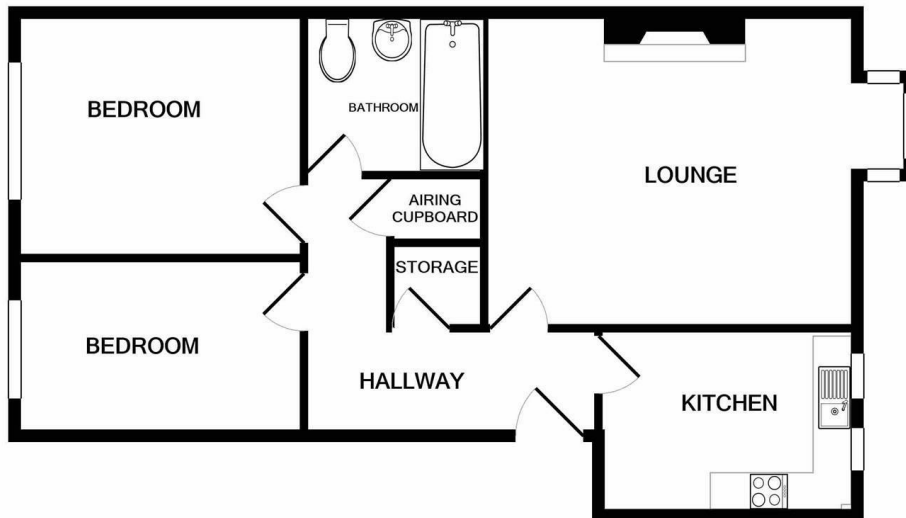


9 Briar Court | Guardian Road | Norwich | NR5 8PR

Guide Price £130,000

****SPACIOUS GROUND FLOOR FLAT WITH PARKING**** GUIDE PRICE £130,000 - £140,000 Offered with no onward chain, Gilson Bailey are delighted to offer this good sized, two bedroom, ground floor flat located to the west of Norwich with accommodation comprising entrance hall, lounge/diner, kitchen, two bedrooms and a bathroom. Outside there is one off-road parking space in the residents car park. The flat benefits from double glazing, storage heating and is in good condition throughout. The property would make a great first time purchase or buy-to-let investment and early internal viewing is highly recommended.





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

Briar Court can be found to the west of Norwich close by to a good range of popular local amenities including schooling, shops, supermarkets, pubs and restaurants. There is easy access onto the Norwich Ring Road and both the Norfolk & Norwich University Hospital and University of East Anglia.

Accommodation Comprises:

Communal entrance with front door to:

Lounge/Diner 14'11" x 13'1"

Double glazed window to rear, storage heater.

Kitchen 10'1" x 7'3"

Fitted wall and base units with work tops over, sink and drainer, four ring electric hob with extractor over, fitted oven, space for fridge and washing machine, double glazed window to rear, breakfast bar.

Bedroom One 11'3" x 9'6"

Double glazed window to front, storage heater.

Bedroom Two 11'3" x 6'11"

Double glazed window to front, storage heater.

Bathroom 7'1" x 6'5"

Timber panelled bath with shower over, low level WC, hand wash basin, extractor fan.

Outside

One off-road parking space.



Local Authority


Norwich City Council

Tenure

Leasehold
 Term 125 years
 From 4th December 2017

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		78
(55-68) D	67	
(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.