



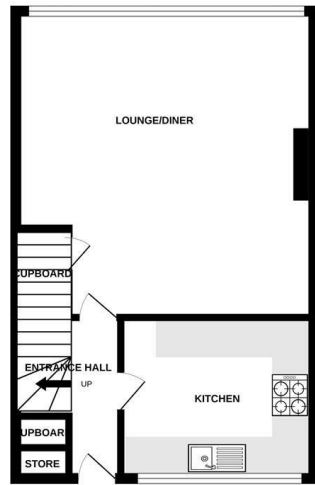
**79 Vauxhall Street | | Norwich | NR2 2SD**

**£170,000**

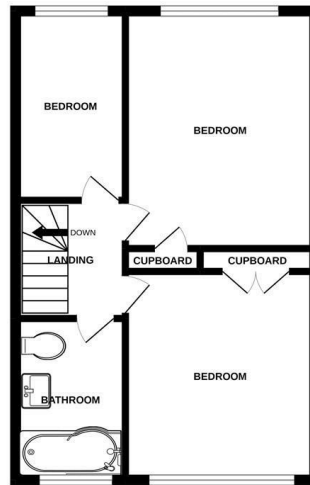
**\*\*SPACIOUS MAISONETTE ON THE EDGE OF THE CITY CENTRE\*\*** Gilson Bailey are delighted to offer this large, three bedroom, first floor maisonette located on the edge of the City Centre and Golden Triangle with accommodation comprising, entrance hall, lounge/diner and kitchen to the first floor. On the second floor there are three bedrooms and a bathroom off landing. Outside there is a storage shed and permit parking available. The maisonette benefits from double glazing, gas heating and is offered with no onward chain. The property would make a great first time purchase or buy to let investment so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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

Vauxhall Street 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

Doors to lounge/diner, kitchen and stairs to first floor.

### Lounge/Diner 16'8" x 14'11"

Double glazed window to front, radiator, storage cupboard.

### Kitchen 9'3" x 8'8"

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

### Landing

Doors to three bedrooms and bathroom.

### Bedroom One 14'4" x 8'9"

Double glazed window to front, radiator, built in wardrobe.

### Bedroom Two 9'2" x 8'8"

Double glazed window to rear, radiator, built in wardrobe.

### Bedroom Three 11'2" x 5'11"

Double glazed window to front, radiator.

## Bathroom 5'11" x 5'10"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail.

## Outside

Storage shed and permit parking available.


## Leasehold information

Tenure – Leasehold – Term 125 years from 3 May 1988. 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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