



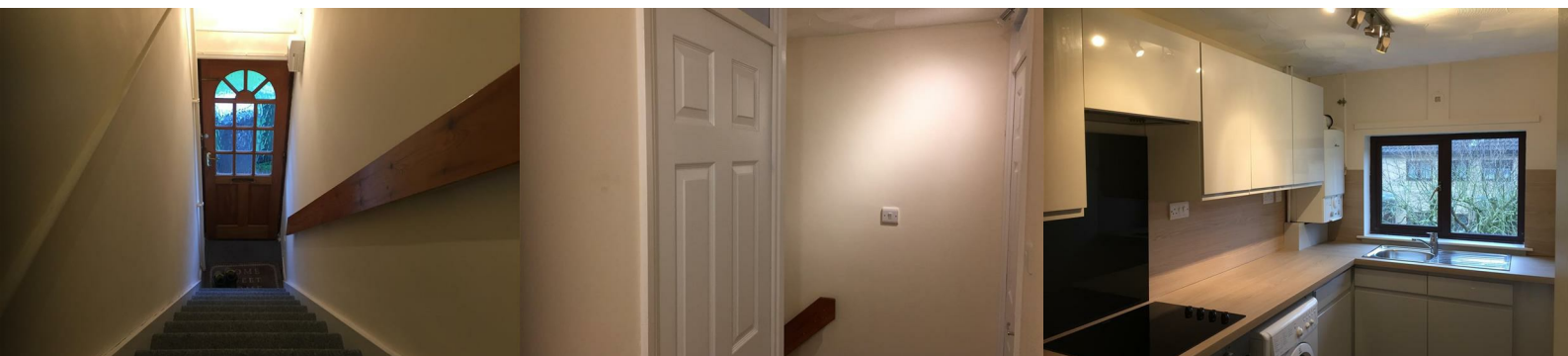
## 35 Nursery Close

, Norwich, NR6 5SL

**Guide price £149,950**



Ideal Investment or low cost home with this Two Bedroom First Floor renovated property, found in a great location within the desirable location of Hellesdon. The property has new kitchen, carpets, gas heating, double glazing and neutral decoration throughout with your own front door and even a brick garage. It is CHAIN FREE and ready to move straight into. Please call now for an immediate and safe viewing with an experienced agent.



## Full Description

A lovely first floor apartment accessed from its own front door.

### Entrance

Own part glazed front door and lobby leads to the stairs and first floor accommodation. It also has a light and new grey carpet with fresh neutral decoration and a slim cupboard above the landing head.

### Hallway

New grey carpet and light with three separate storage cupboards. Also with loft hatch which is ideal for extra storage.

### Kitchen

NEW range of light grey wall and base units with modern laminate worktop, matching splash back panels, new Zanussi ceramic electric hob, new electric oven, top-box extractor, black matching glass splash back, stainless steel sink and mono tap, space for washing machine, space for fridge freezer, grey wood pattern vinyl, stem spot lights, double glazed window to front of building, radiator and fresh neutral decoration.

### Bathroom

White modern three piece suite, pattern splash back tiling to bath with shower over, new grey wood pattern vinyl, wall heater, glass shelf, shaver light and socket, flush ceiling light and neutral fresh decoration.

### Living Room

Large room with two double glazed windows facing the front, new grey carpet, radiator, spot lights on circular base, TV socket and neutral decoration.

### Bedroom 1

Facing the back a double bedroom with double glazed window, new grey carpet, pendant light, TV point, radiator and fresh neutral decoration.

### Bedroom 2

Facing the back as well a small double bedroom with double glazed window, new grey carpet, pendant light, radiator and fresh neutral decoration.

### Outside

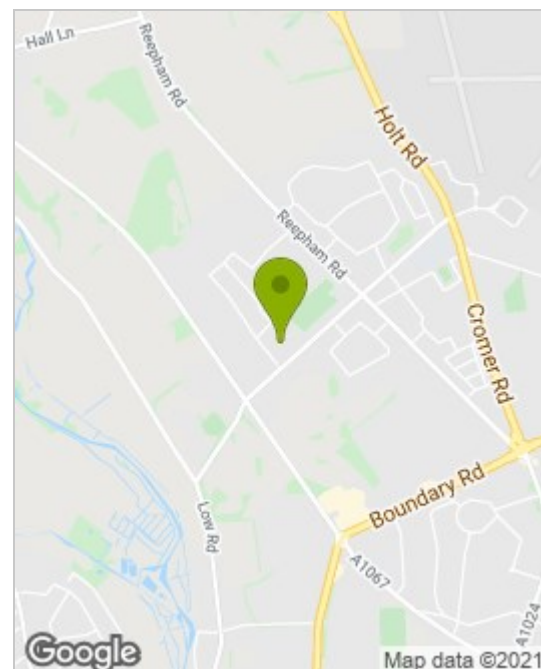
Brick garage with up-and-over door.

## LEASE

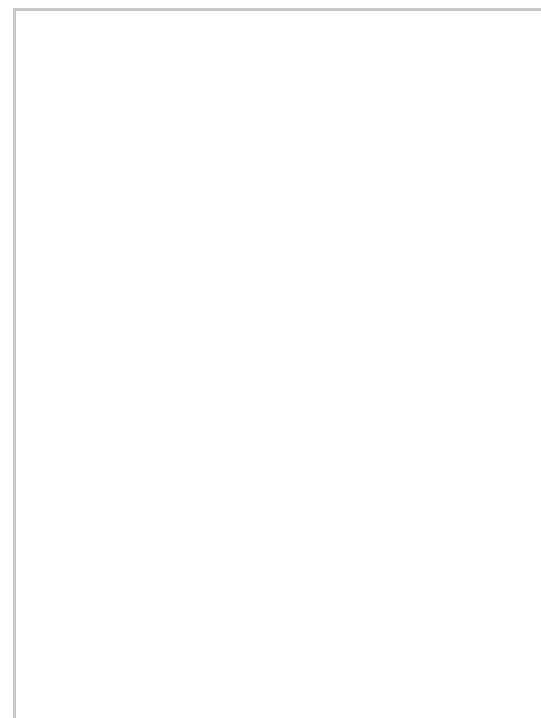
Please note this is leasehold and informed approximately 950 years left of a 999 lease created around 1979. We are told the Annual Service Charge and Ground Rent amount to about £350. Both matters are still to be confirmed.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Floor Plans



## Energy Efficiency Graph

