



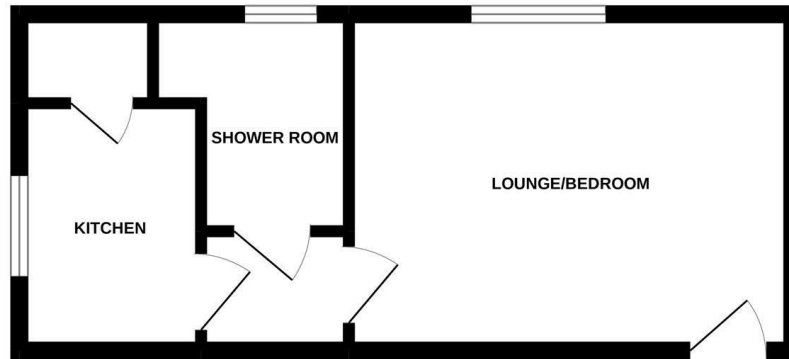
**32 Denmark Road | | Norwich | NR3 4JS**

**Guide Price £70,000**

GUIDE PRICE £70,000-£80,000. Gilson Bailey are delighted to offer this first floor, studio flat situated in the popular NR3 area of Norwich within walking distance to the City Centre. Accommodation comprises, lounge/bedroom, kitchen and shower room. Outside there is a garage located below the property. The flat benefits from double glazing, a long lease and is offered with no onward chain.



## 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

Denmark Road is situated close by to many amenities including schooling, popular shops, pubs, restaurants, coffee shops, supermarkets and local parks. You are within walking distance of the city centre and Mousehold Heath with ease of access to the Norwich ring road.

### Accommodation Comprises

Front door to:

#### Lounge/Bedroom 14'6" x 10'11"

Double glazed window to front, electric heater.

#### Kitchen 8'3" x 6'0"

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

#### Shower Room 6'5" x 6'2"

Shower cubicle, low level WC, hand wash basin, frosted double glazed window to front.


### Garage

With up and over door.

### Leasehold Information

Tenure – Leasehold – Term 999 years from 1 January 1987. Ground rent is £100 per annum


**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.