



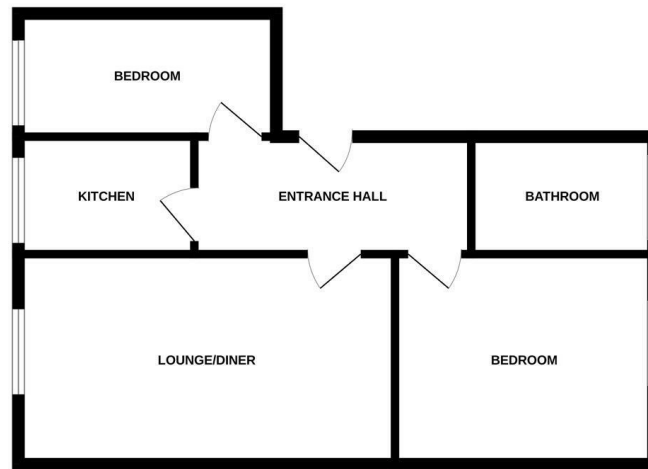
8 Roseville Close | | Norwich | NR1 1UX

Guide Price £115,000

GUIDE PRICE £115,000 - £120,000 ****GROUND FLOOR FLAT WITH OFF ROAD PARKING**** Gilson Bailey are delighted to offer this TWO BEDROOM, GROUND FLOOR FLAT situated in a QUIET CUL-DE-SAC in the popular Thorpe Hamlet area to the east of Norwich. Accommodation comprising secure intercom entry, private entrance hall, lounge/diner, kitchen, TWO BEDROOMS and bathroom. Outside there is ONE OFF ROAD PARKING SPACE and communal gardens. The flat benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been measured and no guarantee is given as to their quantity or condition. Made with Metaplan 0.0203 in green.

Location

Roseville Close is situated just a short stroll from the city centre, Norwich train station and the Riverside Development which offers a selection of shops, supermarkets, restaurants, bars, gym, cinema and bowling. There is ease of access to Norwich Ring Road, A47 southern bypass and the Broadland Business Park.

Accommodation Comprises

Secure intercom entry, front door to:

Entrance Hall

Doors to lounge/diner, kitchen, two bedrooms and bathroom.

Lounge/Diner 17'7" x 9'10"

Double glazed window, radiator.

Kitchen 8'4" x 5'6"

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

Bedroom One 11'11" x 9'8"

Double glazed window, radiator.

Bedroom Two 11'10" x 5'10"

Double glazed window, radiator.

Bathroom 8'7" x 4'10"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside

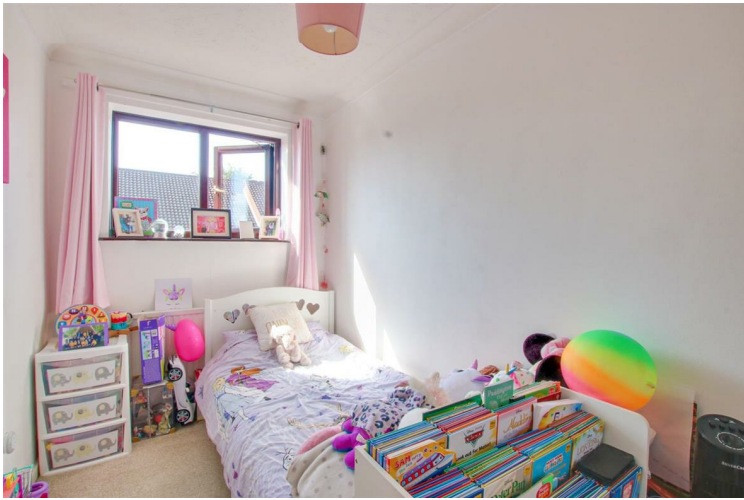
Off road parking space and communal gardens.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold- Term 99 years from 1 March 1985. Please note ground rent and service/maintenance charges are £1121.93 per annum. For further information, please contact the office




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Tenure

Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(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		

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.