

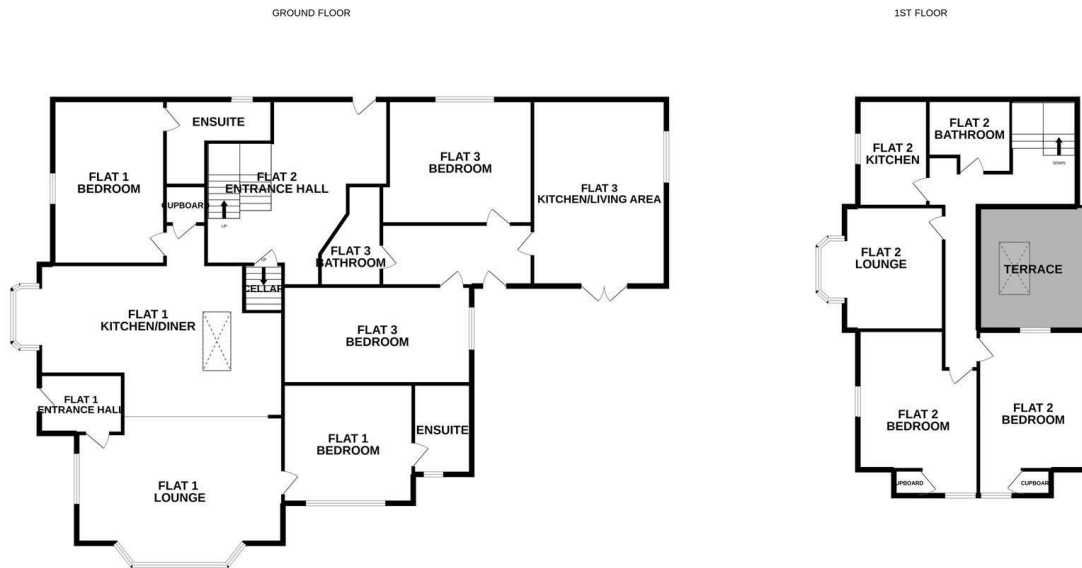


140 Constitution Hill | | Norwich | NR3 4BB

Guide Price £550,000

**** GUIDE PRICE £550,000 - £575,000 EXCELLENT INVESTMENT OPPORTUNITY TO PURCHASE 3 APARTMENTS ON CONSTITUTION HILL**** A rare chance to acquire, this superb investment opportunity on a sought after road in NR3. There are 3 spacious two bedroom apartments in a conversion from the former Constitution Tavern Public House currently let out with the tenants looking to stay long term. All 3 apartments have their own entrance halls, and off road parking. Flat 1 is a ground floor apartment in excellent order throughout offering open plan living at its finest with a quality fitted kitchen with built in appliances and two en-suite double bedrooms. There is also a low maintenance well kept garden to the front of the property and this apartment benefits from 2 parking spaces. Flat 2 is arranged over 2 levels with accommodation comprising entrance hall, two bedrooms, lounge, kitchen, bathroom and benefits from a roof terrace. Flat 3 is recently renovated and in excellent order throughout with accommodation comprising, entrance hall, stunning open plan kitchen/ living area, double bedroom, bathroom and a further bedroom/ living area with doors out onto the garden, there is also a shingled driveway providing off road parking. Internal viewing is highly recommended.





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

Constitution Hill is close by to an array of amenities including good schooling for all ages, local shops, popular local pubs and restaurants and great public transport links in and out of the city centre.

Flat 1

Lounge 22'3" x 14'2"

Single glazed window to side, two radiators.

Kitchen/Diner 30'7" x 16'4"

Fitted wall and base units with worktops over, sink and drainer, three ring induction hob, fitted double oven, integrated fridge/freezer and dishwasher, utility cupboard, two radiators, fireplace, single glazed window to front.

Bedroom One 17'8" x 12'1"

Double glazed window to front, radiator.

En Suite 10'4" x 10'0"

Walk in shower, low level WC, hand wash basin, heated towel rail, frosted double glazed window to side.

Bedroom Two 12'10" x 11'10"

Single glazed window to side with shutters, radiator.

En Suite 9'3" x 5'10"

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

Flat 2

Entrance Hall

Lounge

Kitchen

Bathroom

Bedroom One

Bedroom Two

Flat 3

Open Plan Kitchen/Living Area

Bedroom One

Bedroom Two

Bathroom


Local Authority

Norwich City Council - Tax Band B

Tenure

Freehold


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band B

Tenure

Freehold

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.