



27 Lilburne Avenue | | Norwich | NR3 3NZ

Offers In Excess Of £110,000

****NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this FIRST FLOOR, TWO BEDROOM FLAT situated in a cul-de-sac location in the highly sought after NR3 area of Norwich. Accommodation comprising entrance hall, lounge/diner with balcony, kitchen, TWO BEDROOMS and a bathroom. Outside there are communal lawned gardens and on street parking. 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.



Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City centre with ease of access to the Norwich Ring Road and NDR.

Accommodation Comprises

Front door to:

Entrance Hall

With stairs to first floor.

Lounge/Diner 14'8" x 10'10"

Double glazed window, radiator, door to balcony.

Kitchen 10'11" x 8'11"

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

Bedroom One 10'11" x 10'2"

Double glazed window, radiator.

Bedroom Two 12'5" x 7'1"

Double glazed window, radiator.

Bathroom 7'11" x 5'6"

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

Outside

Communal lawned gardens and on street parking.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold – 125 years from 25 December 1970. Please note service/maintenance charges are £420.33 half yearly and ground rent is £100 per annum. For further information, please contact the office.

Utilities

Ultrafast full fibre broadband available.
Mains water and electric.




Local Authority

Norwich City Council, Tax Band A

Tenure

Leasehold

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(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.