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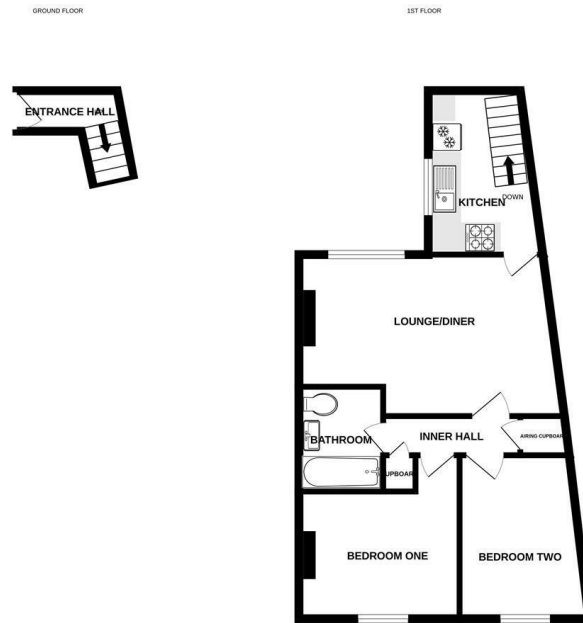


1a Quebec Road | | Norwich | NR1 4AX

Asking Price £145,000

****IDEAL FIRST TIME BUY CLOSE TO THE CITY CENTRE AND TRAIN STATION****
Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, FIRST FLOOR FLAT situated in the highly sought after area of Thorpe Hamlet. Accommodation comprising entrance hall, kitchen, lounge/diner, TWO BEDROOMS and a bathroom. Outside there is a permit parking available. The flat benefits from double glazing, gas heating, large loft space and is in excellent condition throughout. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing.

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Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee, as to their operation or efficiency, can be given.
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Location

Thorpe Hamlet, lies just to the east of Norwich City centre within walking distance to the railway station and Riverside development (offering restaurants, bars, cinema and gym). There is great access into the City centre itself, riverside walks, Mousehold Heath and A47 Southern Bypass.

Accommodation Comprises

Front door to:

Entrance Hall

Stairs to first floor and access to:

Kitchen 7'6" x 10'9"

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

Lounge/Diner 17'4" into recess x 11'1"

Double glazed window, radiator.

Bedroom One 11'1" x 8'9" plus recess

Double glazed window, radiator.

Bedroom Two 8'7" x 7'7"

Double glazed window, radiator.

Bathroom

Panelled bath with shower over, low level WC, hand wash basin, radiator, extractor fan.

Local Authority

Norwich City Council, Tax Band A.

Tenure


Leasehold - Term 125 years from 1 October 1992. Please note ground rent is £100 per annum. For further information, please contact the office.

Utilities

Ultrafast full fibre broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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 	

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.

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