



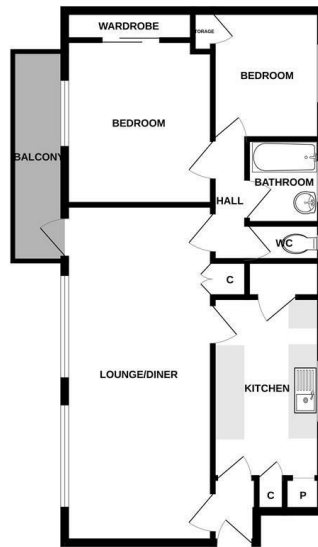
59 Dolphin Grove | | Norwich | NR2 4DY

Guide Price £140,000

****GUIDE PRICE £140,000 - £150,000 SPACIOUS TOP FLOOR FLAT WITH A BALCONY**** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, SECOND FLOOR FLAT situated to the west of Norwich within walking distance to the City Centre. Accommodation comprising entrance hall, lounge/diner with a balcony, kitchen, TWO BEDROOMS, bathroom and WC. Outside there are communal lawned gardens, a storage shed and permit parking. The flat benefits from double glazing, gas heating 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.



SECOND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, levels and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, fixtures and appliances shown here are not intended as a guarantee, as to their operation or efficiency may be given. Made with MyPlan 12/24

Location

Dolphin Grove can be found to the west of Norwich close by to a good range of local amenities including schooling, shops, supermarkets, pubs and restaurants. There is ease of access into the City centre, the Norfolk & Norwich University Hospital, University of East Anglia and Norwich Ring Road.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge/diner and kitchen.

Lounge/Diner 23'5" x 10'1"

Two double glazed windows, door to balcony, two radiators.

Kitchen 12'6" x 8'7"

Fitted wall and base units with worktops over, sink and drainer, space for fridge/freezer and washing machine, double glazed window, radiator, storage cupboard.

Bedroom One 13'4" x 10'2"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 11'10" x 8'6"

Double glazed window, radiator, storage cupboard.

Bathroom 5'5" x 5'3"

Panelled bath with shower over, hand wash basin, frosted double glazed window.

WC

Low level WC, frosted double glazed window.

Outside

Communal lawned gardens, storage shed, residents permit car park.

Local Authority

Norwich City Council, Tax Band A.

Tenure


Leasehold – Term 125 years from 25 September 1989. Please note ground rent is £10 per annum and service/maintenance charges for 23/24 were £360 per annum. For further information, please contact the office.

Utilities

Superfast 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	75	75
(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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