

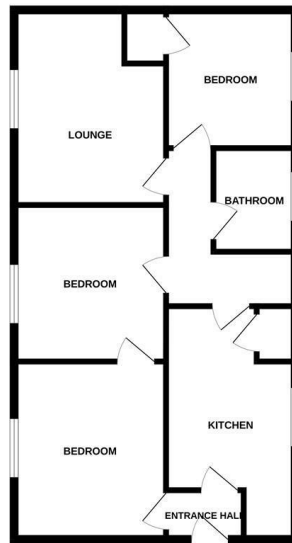


17 Pippin Green | | Norwich | NR4 7NG

Guide Price £180,000

****GUIDE PRICE £180,000 - £190,000 EXCELLENT INVESTMENT OPPORTUNITY CLOSE BY TO THE UNIVERSITY**** Gilson Bailey are delighted to offer this **THREE BEDROOM, SECOND FLOOR FLAT** situated to the west of Norwich within walking distance to the University of East Anglia. Accommodation comprising entrance hall, kitchen, lounge, **THREE BEDROOMS** and a bathroom. Outside there are communal lawned gardens and residents parking. The flat benefits from double glazing, gas heating and is **OFFERED WITH NO ONWARD CHAIN**. The property would make an excellent buy-to-let investment or first time purchase so be quick to book a viewing.





Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, windows, doors 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 to be taken as a guarantee as to their availability or efficiency until the plan is made with the property owner.

Location

Pippin Green lies to the south west, conveniently located to the A47 southern bypass and A11, the main route to London and Cambridge. Offering a good selection of local amenities including Waitrose supermarket, schooling, popular pubs and restaurants, local parks and golf course. There are regular bus services to and from the City centre with ease of access to both the Norfolk & Norwich University Hospital and University of East Anglia.

Accommodation Comprises

Communal entrance with stairs to second floor. Front door to:

Entrance Hall

Doors to kitchen and bedroom.

Kitchen 11'3" x 8'7"

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

Lounge 13'6" x 10'0"

Double glazed window, radiator.

Bedroom One 9'8" x 9'0"

Double glazed window, radiator.

Bedroom Two 9'8" x 9'0"

Double glazed window, radiator.

Bedroom Three 9'4" x 8'6"

Double glazed window, radiator.

Bathroom 6'11" x 5'4"

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

Outside

Communal lawned gardens and residents parking.

Local Authority

Norwich City Council, Tax Band A.


Tenure

Leasehold - Term 125 years from 10 September 1990. Please note ground rent is £10 per annum and service/maintenance charges are £1415.55 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	69	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	

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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