



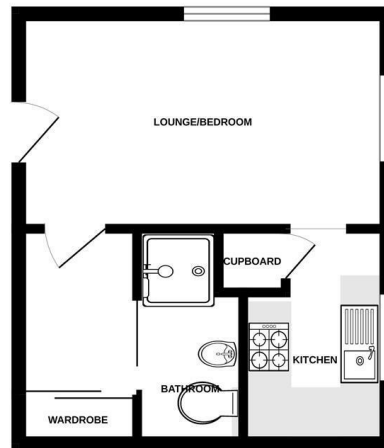
81 Berners Street | | Norwich | NR3 2JF

Price Guide £85,000

****GUIDE PRICE: £85,000 TO £90,000 - GROUND FLOOR STUDIO FLAT WITH OFF ROAD PARKING**** Gilson Bailey are delighted to offer this GROUND FLOOR, STUDIO FLAT located to the left of the block situated in a quiet cul-de-sac in the highly sought after NR3 area of Norwich. Accommodation comprising lounge/bedroom, kitchen and shower room. Outside there is ONE OFF-ROAD PARKING SPACE. The flat benefits from double glazing, electric 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.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, rooms and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used in conjunction with any other information provided. The accuracy, completeness and applicability of this information is not guaranteed. Made with MyPlanSpace (2024)

Location

Berners Street is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and has great public transport links to and from the city centre. There is good access to Mousehold Heath, Norwich Ring Road, Norwich train station and the NDR.

Accommodation Comprises

Communal entrance with front door to:

Lounge/Bedroom 14'8" x 8'7"

Two double glazed windows, electric heater.

Kitchen 8'7" x 5'9"

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

Shower Room 8'6" x 4'2"

Shower cubicle, low level WC, hand wash basin.

Outside

One off road parking space.

Local Authority

Norwich City Council, Tax Band A.

Tenure


Leasehold- Term 120 years (less 1 day) from 1 September 1981. Please note ground rent is £110 per annum and there are no service/maintenance charges. For further information, please contact the office.

Utilities

Superfast fibre broadband available.
Mains water and electric.



Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 80 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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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