



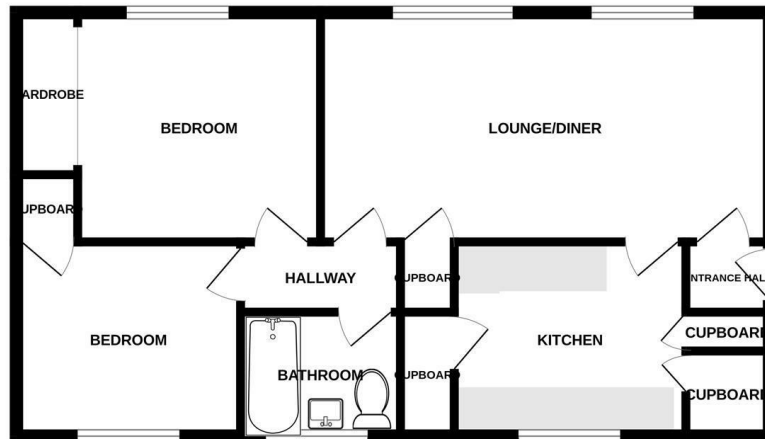
48 Sleaford Green | | Norwich | NR3 3JS

Offers In Excess Of £135,000

GROUND FLOOR FLAT OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, GROUND FLOOR FLAT tucked away in the highly sought after NR3 area of Norwich. Accommodation comprising entrance hall, lounge/diner, kitchen, TWO BEDROOMS and a modern fitted bathroom. Outside there are well maintained communal gardens, on-street parking and an outside storage shed. The flat benefits from double glazing, gas heating (NEW BOILER FITTED IN 2022) 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 floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Location

Sleaford Green 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

Front door to:

Entrance Hall

Door to:

Lounge/Diner 18'11" x 10'1"

Two double glazed windows, radiator.

Kitchen 9'6" x 8'6"

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

Bedroom One 11'1" x 10'1"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 9'4" x 8'7"

Double glazed window, radiator, storage cupboard.

Bathroom 6'11" x 5'6"

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

Outside

Communal lawned gardens, on street parking, storage shed.

Local Authority

Norwich City Council, Tax Band A.

Tenure


Leasehold - Term 125 years from 28 November 2005. Please note ground rent is £10 per annum and service/maintenance charges are £310 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	73	78
(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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