



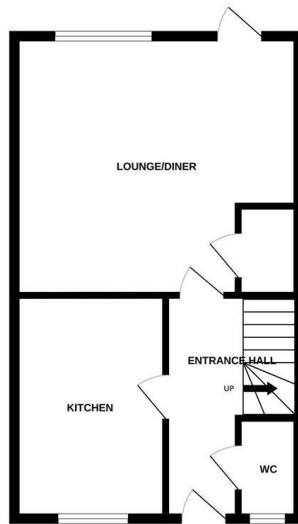
58 Northfields | | Norwich | NR4 7EU

Guide Price £200,000

****SPACIOUS MAISONETTE CLOSE BY TO THE UNIVERSITY AND EATON PARK****
Gilson Bailey are delighted to offer this LARGE, THREE BEDROOM, MAISONETTE FLAT situated to the west of Norwich. Accommodation comprising entrance hall, lounge/diner, kitchen and WC to the ground floor. On the first floor there are THREE BEDROOMS and bathroom off landing. Outside there is a paved front garden and a NON-BISECTED REAR GARDEN with rear gate access. The maisonette benefits from double glazing, gas heating and is in great condition throughout. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, 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 as to their operability or efficiency can be given.
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Location

Northfields is located to the west of Norwich with close access to both the University of East Anglia and Norfolk and Norwich University Hospital. Local amenities include good schooling for all ages, popular shops, pubs and restaurants. There is ease of access to the Norwich ring road, A47 southern bypass and A11 with regular bus links to and from the city centre.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge/diner, kitchen, WC and stairs to first floor.

Lounge/Diner 16'2" x 14'9"

Double glazed window, radiator, door to rear.

Kitchen 12'9" x 8'7"

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, radiator, boiler.

WC

Low level WC, hand wash basin, frosted double glazed window.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 14'2" x 8'9"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 12'4" x 8'7"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 11'1" x 5'8"

Double glazed window, radiator.

Bathroom 8'7" x 5'6"

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

Outside Front

Paved garden with gated access.

Outside Rear

Artificial grass, mature plants and shrubs, enclosed by timber fencing with rear gate access.

Local Authority

Norwich City Council, Tax Band A.

Tenure


Leasehold - Term 125 years from 6 July 2003. Please note ground rent is £10 per annum and service/maintenance charges are £355 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	76	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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