

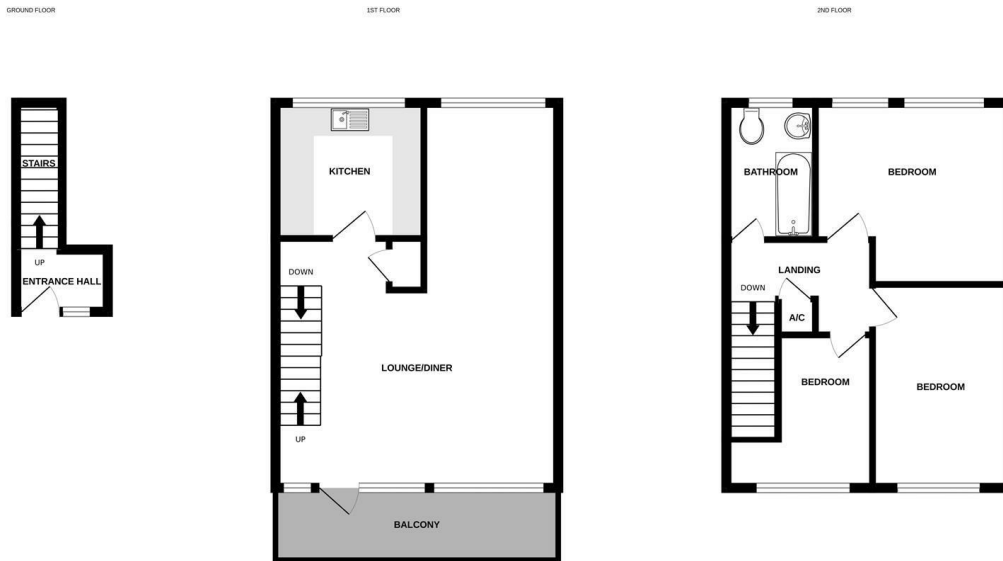


155 Templere | | Norwich | NR3 4EE

Offers In Excess Of £175,000

****RENOVATED MAISONETTE WITH A BALCONY AND GARAGE**** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, MAISONETTE situated in the highly sought after NR3 area of Norwich within walking distance to the City Centre. Accommodation comprising entrance hall with stairs to first floor. On the first floor there is a large lounge/diner and modern fitted kitchen and to the second floor there are THREE BEDROOMS and a bathroom off landing. Outside there is an EN-BLOC GARAGE. The maisonette benefits from double glazing, gas heating, A LONG LEASE and has been modernised to a high standard by the current vendor. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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

Templemere is situated just off Sprowston Road within easy reach of a good selection of amenities including supermarket, newsagents, takeaways, popular local pubs and a nearby bus stop giving you good public transport in and out of Norwich City centre.

Accommodation Comprises

Front door to:

Entrance Hall

With stairs to first floor.

Lounge/Diner 22'7" x 16'8"

Three double glazed windows, two radiators, door to balcony, stairs to second floor.

Kitchen 8'5" x 8'0"

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

Landing

Doors to three bedrooms and bathroom.

Bedroom One 11'3" x 10'8"

Two double glazed windows, radiator.

Bedroom Two 11'10" x 7'11"

Double glazed window, radiator.

Bedroom Three 8'11" x 8'6"

Double glazed window, radiator.

Bathroom 8'2" x 5'1"

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

Outside

En-bloc garage.

Local Authority

Norwich City Council, Tax Band A.

Tenure


Leasehold - Term 999 years from 1 January 1973. Please note ground rent is £20 per annum and service/maintenance charges are £680 per annum. For further information, please contact the office.

Utilities

Gfast 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	67	69
(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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