



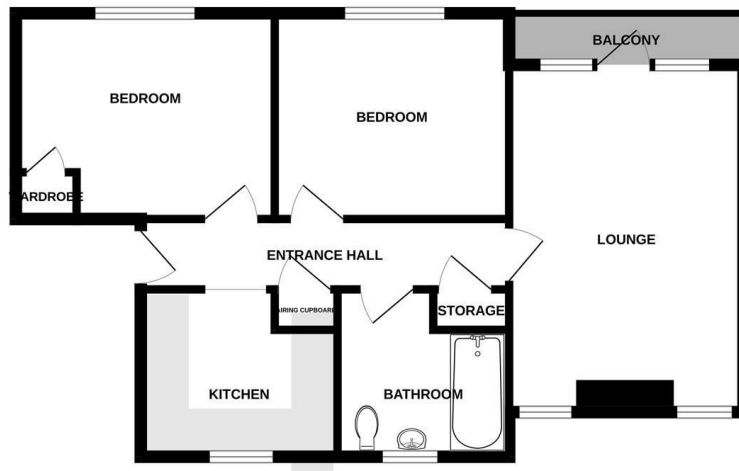
12 Southwell Road | | Norwich | NR1 3HS

Offers Over £150,000

****WALKING DISTANCE TO THE CITY AND NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this TWO BEDROOM, FIRST FLOOR FLAT situated to the south of Norwich within walking distance to the City Centre. Accommodation comprising secure intercom entry, private entrance hall, lounge with a balcony, kitchen, TWO BEDROOMS and a bathroom. Outside there are communal gardens and a large storage shed. The flat benefits from double glazing, storage heaters and NO ONWARD CHAIN but would benefit from modernisation throughout. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.



FIRST FLOOR



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. 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.
Made with Metropix CS024

Location

Southwell Road can be found to the south of Norwich close by to many popular local amenities such as schooling, shops, supermarkets, pubs and restaurants and is within walking distance of the City Centre, Norwich bus station and Chapel Field shopping complex. There is ease of access to Norwich train station, Riverside Development, Norwich Ring Road, the A47 southern bypass, A11 and A140.

Accommodation Comprises

Secure intercom entry with stairs to first floor. Front door to:

Entrance Hall

Doors to lounge, kitchen, two bedrooms and bathroom.

Lounge 16'4" x 11'0"

Two double glazed windows, door to balcony, gas fire.

Kitchen 9'2" x 7'10"

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

Bedroom One 10'11" x 10'2"

Double glazed window.

Bedroom Two 12'2" x 9'9"

Double glazed window, storage cupboard.

Bathroom 9'1" x 6'7"

Panelled bath, low level WC, hand wash basin, frosted double glazed window.

Outside

Storage shed and communal gardens.

Local Authority

Norwich City Council, Tax Band A.


Tenure

Leasehold - 125 years from 13 June 1997. Please note ground rent is £10 per annum and service/maintenance charges are £400 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		78
(55-68) D	60	
(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.