



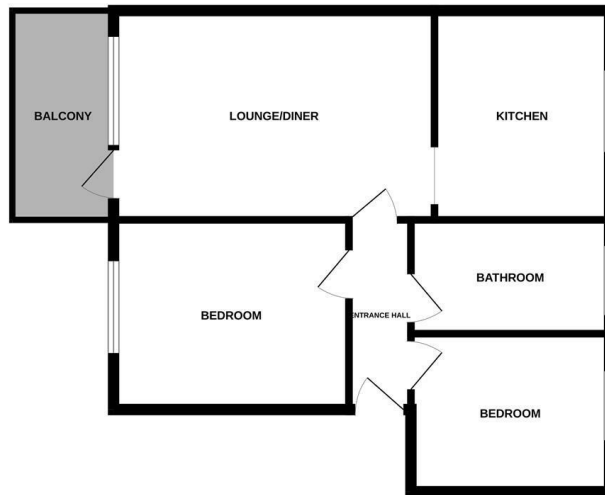
**176 Ives Road | | Norwich | NR6 6DL**

**Guide Price £115,000**

**\*\*GUIDE PRICE £115,000 - £125,000 - EXCELLENT FIRST TIME PURCHASE OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this **TWO BEDROOM, FIRST FLOOR FLAT** situated in the popular suburb of Old Catton to the north of Norwich. Accommodation comprising communal entrance, private entrance hall, lounge/diner with a **BALCONY**, kitchen, **TWO BEDROOMS** and a bathroom. Outside there are communal lawned gardens, on-street parking and a storage shed located in the main entrance. 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.



## FIRST FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended and no guarantee as to their condition or efficacy can be given. Made with Metropac CAD.

### Location

Old Catton is located to the North of Norwich close by to many local amenities including schooling, parks, convenient shops, Morrison's supermarket, local pubs and restaurants. There is ease of access to Norwich ring road and NDR with regular public transport links to and from the city centre.

### Accommodation Comprises

Communal entrance with stairs to first floor. Front door to:

#### Entrance Hall

Doors to lounge/diner, two bedrooms and bathroom.

#### Lounge/Diner 18'0" x 10'11"

Double glazed windows, door to balcony, two electric radiators.

#### Kitchen 10'11" x 7'8"

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

#### Bedroom One 12'3" x 10'0"

Double glazed window, electric radiator, built in wardrobe.

#### Bedroom Two 10'6" x 8'4"

Double glazed window, electric radiator.

#### Bathroom

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

### Outside

Communal gardens and a storage shed located in the main entrance.

### Local Authority

Norwich City Council, Tax Band A.

### Tenure


Leasehold - Term 125 years from 27 October 2003. Please note ground rent is £10 per annum and service/maintenance charges are £290.80 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.