



11 Clifton Street | | Norwich | NR2 4NE

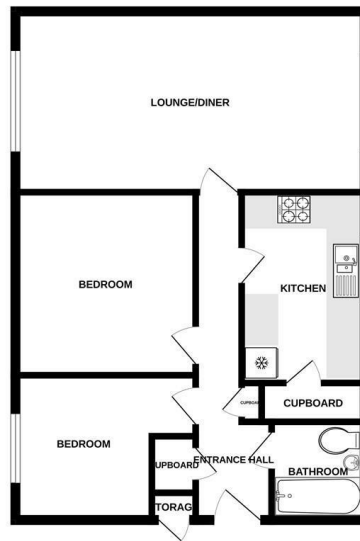
## Offers In Excess Of £140,000

**\*\*EXCELLENT FIRST TIME PURCHASE OR INVESTMENT OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this TWO BEDROOM, FIRST FLOOR FLAT situated to the west of Norwich within walking distance to the City Centre. Accommodation comprising secure intercom entry, private entrance hall, lounge/diner, kitchen, TWO BEDROOMS and bathroom. Outside there is a residents permit car park and a brick built storage shed. The flat benefits from double glazing, communal gas central heating (including hot water) 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



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other details 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 for any prospective purchase. The services, fixtures and appliances shown here are not intended to be guaranteed as to their operation or efficiency until they are given.  
Made with MyPlan 10/2014

### Location

Clifton Street 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 also good access to the Norwich Ring Road, Norfolk and Norwich University Hospital and the University of East Anglia.

### Accommodation Comprises

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

#### Entrance Hall

Doors to lounge/diner, kitchen, two bedrooms and bathroom.

#### Lounge/Diner 20'8" x 10'8"

Two double glazed windows, two radiators.

#### Kitchen 10'5" x 7'4"

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

#### Bedroom One 11'7" x 9'10"

Double glazed window, radiator.

#### Bedroom Two 9'10" x 7'4"

Double glazed window, radiator.

#### Bathroom 5'9" x 5'6"

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

### Outside

Residents permit car park and brick built storage shed.

### Local Authority

Norwich City Council, Tax Band A.


### Tenure

Leasehold - 125 years from 11 October 1993. Please note service/maintenance charges are £183 per month and ground rent is £10 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</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.