

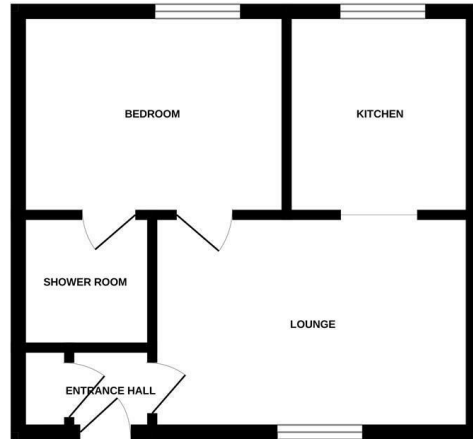


87 Scott Road | | Norwich | NR1 1YL

Offers In Excess Of £110,000

****EXCELLENT FIRST TIME PURCHASE OR INVESTMENT WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this ONE BEDROOM, FIRST FLOOR FLAT situated in the sought after Thorpe Park development within walking distance to the train station and City Centre. Accommodation comprising secure intercom entry, entrance hall, lounge, kitchen, bedroom and shower room. Outside there is ONE ALLOCATED PARKING SPACE. The flat benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make a fantastic first time purchase or buy-to-let investment so be quick to book a viewing to appreciate the location on offer.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, rooms and any other items are approximate and the responsibility lies for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The areas, volumes and quantities shown have not been tested and no guarantee as to their suitability or accuracy can be given.
Made and Merged 12/2021

Location

Scott Road is situated close by to many local amenities including schooling, popular pubs, restaurants, Riverside Development and is within walking distance to the City Centre. There is ease of access to the Norwich Ring Road and A47 southern bypass.

Accommodation Comprises

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

Entrance Hall

Door to:

Lounge 12'6" x 8'4"

Double glazed window, radiator.

Kitchen 7'10" x 7'3"

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 10'5" x 7'9"

Double glazed window, radiator.

Shower Room 5'2" x 5'1"

Shower cubicle, low level WC, hand wash basin, extractor fan.

Outside

One off road parking space.

Local Authority

Norwich City Council, Tax Band A.


Tenure

Leasehold - Term 125 years from 24 June 1988. Please note ground rent and service/maintenance charges combined are £492 every 6 months. For further information, please contact the office.

Utilities

Superfast fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.