



120 Vauxhall Street | | Norwich | NR2 2SD

Guide Price £160,000

**** GUIDE PRICE £160,000 - £170,000 - SPACIOUS THREE BED MAISONETTE ON THE EDGE OF THE CITY CENTRE WITH A GARDEN TO THE FRONT AND REAR****
 Gilson Bailey are delighted to offer this large, three-bedroom, maisonette located on the edge of the City Centre and Golden Triangle with accommodation comprising, entrance hall, downstairs WC, lounge/diner and kitchen to the first floor. On the second floor there are three bedrooms and a newly fitted bathroom off landing. Outside there is on street permit parking, a courtyard garden with a storage shed and a further small garden area to the front of the property. The maisonette benefits from double glazing, gas heating, has been recently re-decorated and is offered with no onward chain. The property would make a great first-time purchase or buy to let investment so be quick to book a viewing.



Location

Vauxhall Street is situated within walking distance to the historic and cultural City of Norwich, Norwich bus station, Chapel Field gardens and shopping centre. There is ease of access to the University of East Anglia, Norfolk and Norwich University Hospital, Norwich Ring Road and both the A11 and A140.

Accommodation Comprises**Entrance Hall**

Doors to Kitchen, Lounge/Diner, WC and stairs to first floor.

Kitchen 12'11" x 8'10"

Wall and base units, UPVC window, newly fitted kitchen, space for washing machine, Fridge Freezer, Fitted Oven and Hob, boiler and radiator.

Lounge/Diner 15'10" x 14'11"

UPVC window, two radiators, storage cupboard and door to front.

WC

Low level WC and hand wash basin.

First Floor Landing

Doors to Bedroom One, Two, Three, Shower Room and airing Cupboard.

Bedroom One 14'4" x 8'9"

UPVC window, radiator and door to cupboard.

Bedroom Two 12'0" x 8'8"

UPVC window, radiator and door to cupboard.

Bedroom Three 5'11" x 11'2"

UPVC window, radiator.

Shower Room

Shower Cubicle, low level WC, hand wash basin, radiator and UPVC window.

Outside

Courtyard garden, brick built outhouse.

Tenure

Leasehold
Term: 125 Years from 27 January 1997
Service Charge: £300pa
Ground Rent: £10pa

Local Authority

Norwich City Council - Tax Band A



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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 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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01603764444