



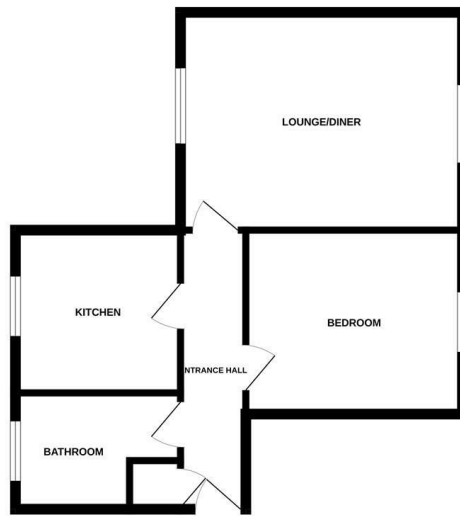
19 Clare Close | | Norwich | NR3 1EL

£140,000

****GROUND FLOOR FLAT TUCKED AWAY IN NR3**** Gilson Bailey are delighted to offer this ground floor, one bedroom flat, situated in a tucked away location in the highly sought after NR3 area of Norwich. Accommodation comprising entrance hall, lounge/diner, kitchen, bedroom and bathroom. Outside there is a storage shed and residents parking. The flat benefits from double glazing, and gas central heating. The property would make a fantastic first time purchase, downsize or buy-to-let investment so be quick to book a viewing.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors 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 have not been tested and no guarantee as to their condition or efficiency can be given.
Made with Metropix 12/2014

Location

Clare Close is off Waterloo Road within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath and the Norwich Ring Road.

Accommodation Comprises

Secure intercom entry. Front door to:

Entrance Hall

Doors to lounge/diner, kitchen, bedroom and bathroom.

Lounge/Diner 15'7" x 11'11"

Two double glazed windows, radiator.

Kitchen 9'1" x 8'11"

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

Bedroom 11'11" x 10'2"

Double glazed window, radiator, built in wardrobe.

Bathroom 7'11" x 6'4"

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

Outside

Storage shed and residents parking.

Local Authority

Norwich City Council, Tax Band Band A.

Tenure


Leasehold - 125 years from 11 September 1995. Please note service/maintenance charges are £300 per annum and ground rent is £10 per annum. For further information, please contact the office.

Utilities

Ultrafast full 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		
(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 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.