

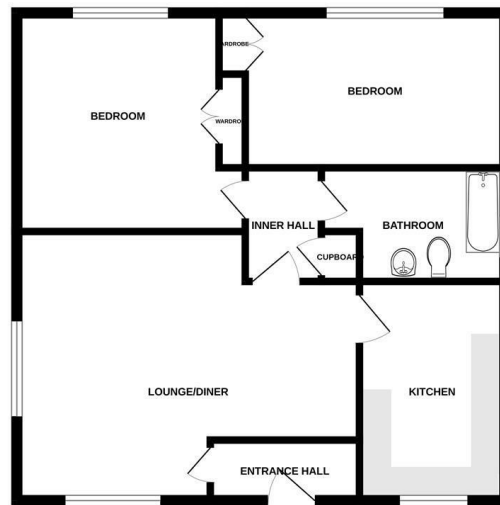
12 Vale Green | | Norwich | NR3 2ER

Offers In Excess Of £130,000

****EXCELLENT FIRST TIME PURCHASE OR INVESTMENT WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, FIRST FLOOR FLAT situated in the highly sought after NR3 area of Norwich. Accommodation comprising entrance hall, lounge/diner, kitchen, TWO BEDROOMS and a bathroom. Outside there are communal gardens and a residents car park. The flat benefits from double glazing, gas 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, dimensions, rooms and any other facts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and equipment shown here are not guaranteed and no guarantee is given for their availability or efficiency can be given. Made and verified 02/04/2024

Location

Vale Green is situated close by to many local amenities including schooling, popular local shops, supermarkets and pubs and has great transport links to and from the city centre. There is ease of access to the Norwich Ring Road and NDR.

Accommodation Comprises

Stairs to first floor and front door to:

Entrance Area

Door to:

Lounge/Diner 14'2" x 18'2"

Two uPVC double glazed windows, radiator, doors to kitchen and inner hallway.

Kitchen 7'4" x 11'6"

Quality range of fitted wall and base units, stainless steel single sink and drainer, spaces for washing machine and free-standing fridge/freezer, stainless steel fitted oven and hob with stainless steel extractor hood over, oak laminate floor, uPVC double glazed window, gas boiler.

Bedroom One 13'5" x 8'3"

uPVC double glazed window, built-in wardrobe, radiator.

Bedroom Two 11'7" x 12'6"

uPVC double glazed window, built-in wardrobe, radiator.

Bathroom

Three piece suite comprising low level wc, pedestal hand wash basin and panelled bath with shower over, tiling, radiator.

Outside

A communal lawned garden with drying areas and communal parking area.

Local Authority

Norwich City Council, Tax Band A.

Tenure


Leasehold- Term 125 years from 19 February 1996. Please note ground rent is £10 per annum and service/maintenance charges are £325 per annum. For further information, please contact the office.

Utilities

Superfast broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	52	
(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, 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.

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