

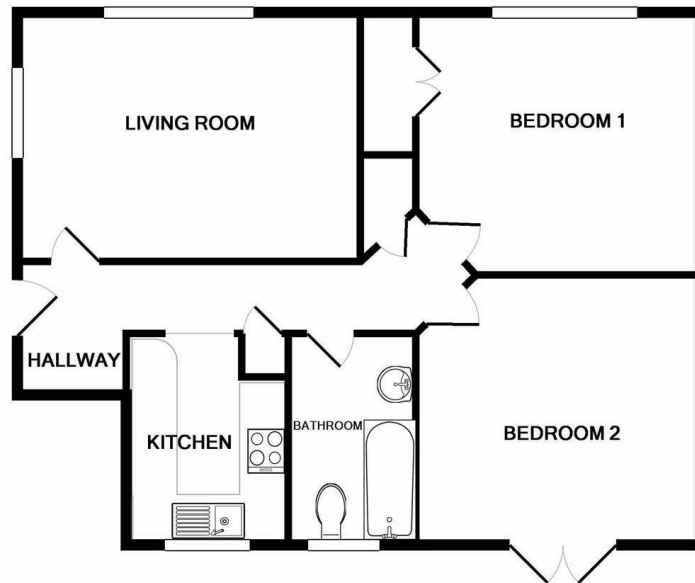


536 Hall Road | | Norwich | NR4 6NQ

£165,000

****NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this superbly presented spacious GROUND FLOOR, TWO BEDROOM apartment situated close to local shops, schools and within easy reach of the A47/A11 and the City centre. Accommodation comprises of an ENTRANCE HALL. LARGE LIVING ROOM. KITCHEN, TWO DOUBLE BEDROOMS and BATHROOM. Outside there is a LARGE PRIVATE GARDEN, BRICK BUILT STORAGE SHED and OFF STREET PARKING. The flat benefits from double glazing, gas central heating, and would make an excellent first time purchase or buy to let investment so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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 operability or efficiency can be given
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Location

Hall Road is situated close by too many local amenities including schooling, selection of local shops and supermarkets, popular local pubs and restaurants with excellent public transport links to and from the city centre. There is ease of access to the A47 southern bypass, University of East Anglia and the Norfolk and Norwich University Hospital.

Accommodation Comprises

Door to

Entrance Hall

Part glazed UPVC front door to entrance hall, storage, doors to all rooms and radiator.

Kitchen 8'10" x 7'2"

Superb modern re-fitted kitchen with ample storage and work surface. Rear aspect window over looking the garden. Space & plumbing for appliances. Quality laminate floor, extensive tiling.

Living Room 13'9" x 10'5"

UPVC window and radiator.

Bedroom One 13'5" x 10'9"

UPVC window, built in double wardrobe and radiator.

Bedroom Two 10'9" x 10'2"

UPVC window, built in double wardrobe and radiator.

Bathroom

Bath with shower over, low level WC, hand wash basin, heated towel rail and UPVC frosted window,

Outside Front

To the front there is Private off street driveway parking for two cars. Further in-restricted on street parking.

Outside Rear

Private enclosed garden, mainly laid to lawn with borders and patio area. There is a brick built storage shed ideal for bicycle storage.

Local Authority

Norwich City Council - Tax Band A

Tenure

Leasehold


Term: 125 years from 27th February 1989

Service Charge: £190.36 pa

Ground Rent: £10 pa

Utilities


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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

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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.