



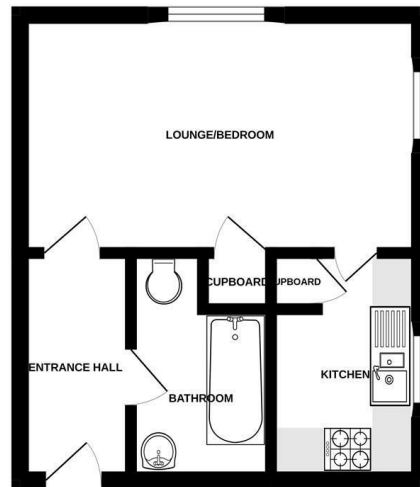
33 Glendenning Road | | Norwich | NR1 1YS

Offers In Excess Of £95,000

****STUDIO FLAT WITH NO ONWARD CHAIN AND OFF ROAD PARKING**** Gilson Bailey are delighted to offer this FIRST FLOOR, STUDIO FLAT situated in the highly sought after Thorpe Park development within walking distance to the City Centre and train station. Accommodation comprising secure intercom entry, private entrance hall, lounge/bedroom, kitchen and bathroom. Outside there are well maintained communal gardens and ONE OFF ROAD PARKING SPACE. 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 description contained herein, measurement of areas, volumes, heights and any other parts 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 contract, conditions and specifications shall prevail and be deemed to be the guarantee as to their operation or efficiency on the ground.
Made with Metaphor C2020

Location

Glendenning Road is situated close by too many local amenities including popular local pubs, shops, schooling and supermarkets. You are also close by to the Riverside Development with its range of amenities. 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

Doors to lounge/bedroom and bathroom.

Lounge/Bedroom 16'6" x 9'8"

Two double glazed windows, two radiators.

Kitchen 7'8" x 7'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, double glazed window.

Bathroom

Panelled bath with shower over, low level WC, hand wash basin, extractor fan.

Outside

One allocated parking space and communal gardens.

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 £984 per annum . For further information, please contact the office.

Utilities

Superfast 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	71	75
(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.

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