



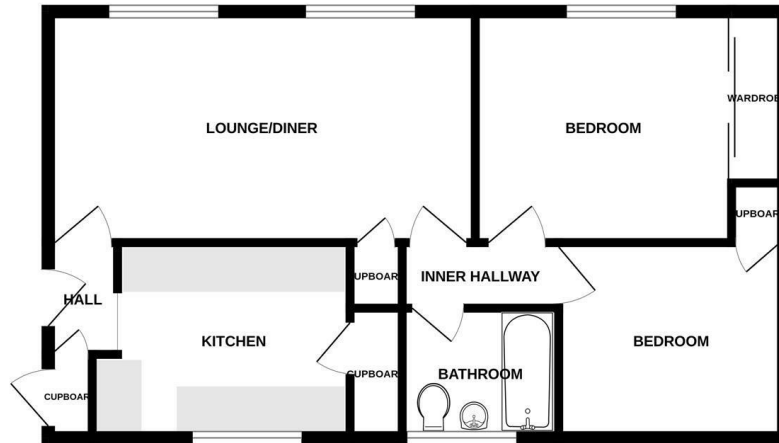
21 Goodman Square | | Norwich | NR2 4LA

£140,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this TWO BEDROOM, FIRST FLOOR FLAT situated to the west of Norwich within WALKING DISTANCE TO THE CITY CENTRE. Accommodation comprising entrance hall, lounge/diner, kitchen, TWO BEDROOMS and a bathroom. Outside there are communal gardens, a storage shed and permit parking available. 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, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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.
Made with Metropix iC5024

Location

Goodman Square is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets and has great public transport links to and from the city centre. There is also good access to the University of East Anglia Norfolk and Norwich University Hospital.

Accommodation Comprises

Stairs to the first floor. Front door to:

Entrance Hall

Doors to lounge/diner and kitchen.

Lounge/Diner 18'10" x 10'0"

Two double glazed windows, radiator, storage cupboard.

Kitchen 9'6" x 8'7"

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

Bedroom One 11'2" x 10'0"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 9'4" x 8'7"

Double glazed window, radiator, storage cupboard.

Bathroom 6'10" x 5'5"

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

Outside

Communal gardens, storage shed and permit parking available.

Local Authority

Norwich City Council, Tax Band A.


Tenure

Leasehold- Term 125 years from 27 February 1989. The ground rent is £10 per annum and the service charge is £325.30 per annum.

Utilities

Gfast broadband available.
Mains gas, water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	70
(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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