

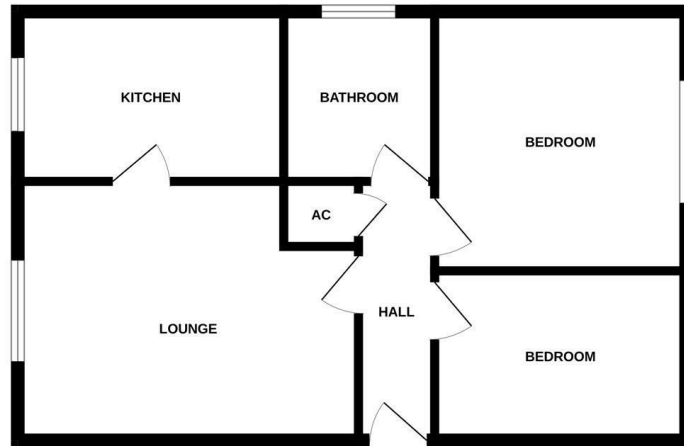


50 Horsford Street | | Norwich | NR2 4LW

Price Guide £150,000

GUIDE PRICE: £150,000 - £160,000 ****TWO OFF ROAD PARKING SPACES AND A COMMUNAL RESIDENTS GARDEN**** Gilson Bailey are delighted to offer this **WELL PRESENTED, TWO BEDROOM, SECOND FLOOR FLAT** situated in a quiet cul-de-sac location to the west of Norwich. Accommodation comprising secure intercom entry, private entrance hall, lounge, **MODERN FITTED KITCHEN**, **TWO BEDROOMS** and a bathroom. Outside there are **TWO ALLOCATED PARKING SPACES**, communal bike store and a secure, gated communal residents garden. The flat benefits from double glazing, electric heating, **A LONG LEASE** and is in excellent condition throughout. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Information is for guidance only and should be checked 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 i2025

Location

Horsford Street is just to the west of Norwich within walking distance of a selection of local amenities including shops, pubs, schooling and Norwich city centre itself. There is also good access to both the University of East Anglia and the Norfolk and Norwich University Hospital.

Accommodation Comprises

Secure intercom entry with stairs to second floor. Front door to:

Entrance Hall

Doors to lounge, two bedrooms and bathroom.

Lounge 14'9" x 11'1"

Double glazed window, storage heater.

Kitchen 11'6" x 7'3"

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

Bedroom One 11'5" x 10'10"

Double glazed window, storage heater.

Bedroom Two 11'5" x 7'6"

Double glazed window, storage heater.

Bathroom 6'3" x 6'3"

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

Outside

Two off road parking spaces, communal bike store and a secure, gated communal garden.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Leasehold

Term 999 years from 01 January 1980.

Service Charge: £1051.51 per annum

Ground Rent: peppercorn

For further information, please contact the office.


Utilities

Full fibre broadband available.

Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(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

Norwich City Council, Tax Band B

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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