



**519 Sprowston Road | | Norwich | NR3 4EU**

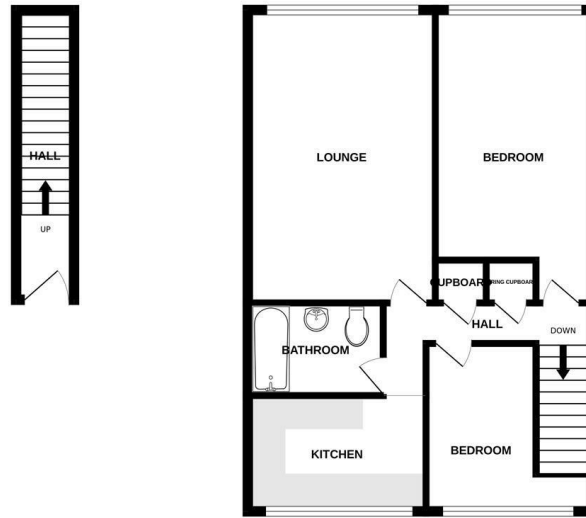
## Price Guide £140,000

**\*\*NO ONWARD CHAIN AND AN EN-BLOC GARAGE\*\*** 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, kitchen, TWO BEDROOMS and a bathroom. Outside there is an EN-BLOC GARAGE. The flat benefits from double glazing, electric heating, A LONG LEASE 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.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operation or efficiency can be given. Made with Metropix (2020)

## Location

Sprowston Road is within walking distance of the City centre, located close by to many local amenities including schooling, popular local pubs, shops, restaurants and supermarkets. There is ease of access to the Norwich Ring Road, NDR, Norwich international Airport and Norwich train station.

## Accommodation Comprises

Front door to:

### Entrance Hall

With stairs to first floor.

### Lounge 15'6" x 9'9"

Double glazed window, electric heater.

### Kitchen 9'9" 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.

### Bedroom One 14'7" x 9'7"

Double glazed window, electric heater.

### Bedroom Two 11'6" x 9'6"

Double glazed window, electric heater.

### Bathroom 11'6" x 9'6"

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

## Outside

En-bloc garage.

## Local Authority

Norwich City Council, Tax Band A.

## Tenure

Leasehold - Term 999 years from 1 January 1973.

Please note ground rent and service/maintenance charges combined are £855.80 per annum. 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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