



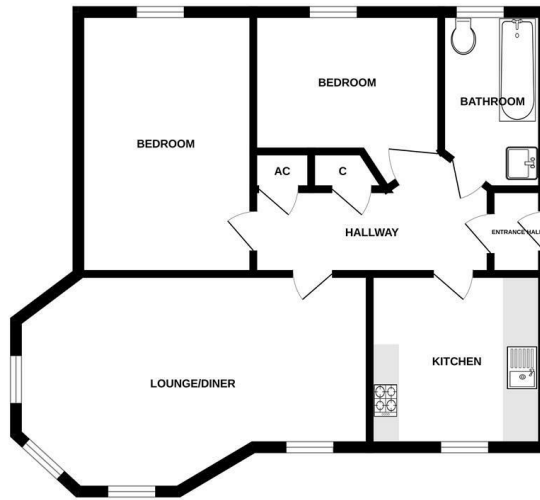
11 Bobbin Road | | Norwich | NR3 2AS

Offers In Excess Of £150,000

****GROUND FLOOR FLAT WITH OFF ROAD PARKING AND NO ONWARD CHAIN****
 Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, GROUND FLOOR FLAT situated in the highly sought after NR3 area of Norwich. Accommodation comprising secure intercom entry, entrance hall, lounge, kitchen, TWO BEDROOMS and a bathroom. Outside there is a ONE ALLOCATED PARKING SPACE and communal gardens. The flat benefits from double glazing, electric 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.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of flats, garages, yards and any other items are approximate and not necessarily to scale for any particular purpose. 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 are guaranteed as to their condition or efficiency, neither given, made with Molesey C2025.

Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City Centre with ease of access to the Norwich Ring Road and NDR.

Accommodation Comprises

Secure intercom entry. Front door to:

Entrance Hall

Doors to lounge, kitchen, two bedrooms and bathroom.

Lounge 18'6" x 12'2"

Four double glazed windows, electric heater.

Kitchen 8'9" x 8'9"

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 13'2" x 8'9"

Double glazed window, electric heater.

Bedroom Two 9'5" x 8'10"

Double glazed window, electric heater.

Bathroom 8'10" x 5'6"

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

Outside

Communal gardens and one off road parking space.

Local Authority

Norwich City Council, Tax Band B.


Tenure

Leasehold - Term 150 years less one day from 1 January 2005. Please note service/maintenance charges are £1503.03 per annum and ground rent is £167.50 per annum. For further information, please contact the office.

Utilities



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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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