



83 Hemming Way | | Norwich | NR3 2AF

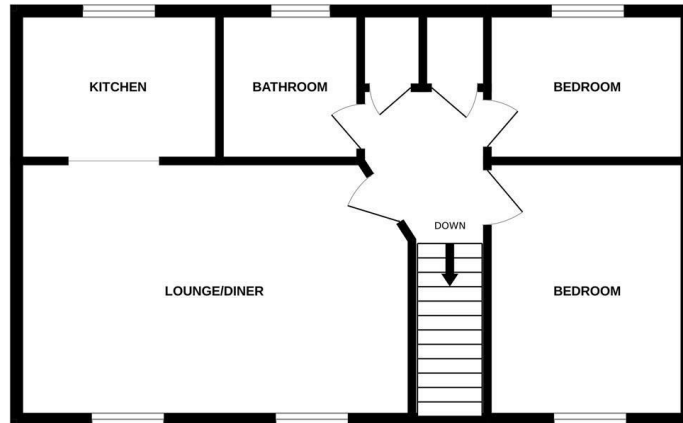
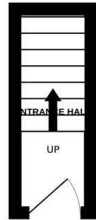
£180,000

****RARELY AVAILABLE COACHHOUSE WITH A GARAGE**** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, COACHHOUSE situated in the highly sought after NR3 area of Norwich. Accommodation comprising entrance hall with stairs to the first floor landing, lounge/diner, kitchen, TWO BEDROOMS and a bathroom. Outside there is a GARAGE below the property. The coachhouse benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing.



GROUND FLOOR

FIRST FLOOR



Whilst 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, omission or mis-statement. 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 no guarantee as to their operability or efficiency can be given.
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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

Front door to:

Entrance Hall

Stairs to:

Landing

Doors to lounge/diner, two bedrooms, bathroom and storage cupboards.

Lounge/Diner 18'0" x 11'10"

Two double glazed windows, radiator.

Kitchen 8'4" x 6'3"

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 9'1"

Double glazed window, radiator.

Bedroom Two 9'2" x 6'9"

Double glazed window, radiator.

Bathroom 6'9" x 6'4"

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

Outside

Single garage.

Local Authority

Norwich City Council, Tax Band A.

Tenure


Leasehold – Term 99 years from 1 January 2007. Please note ground rent is not payable and service/maintenance charges are £464.61 per annum. For further information, please contact the office.

Utilities

Fibre to the cabinet broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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 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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