



**10 Kenneth Mckee Plain | | Norwich | NR2 2TH**

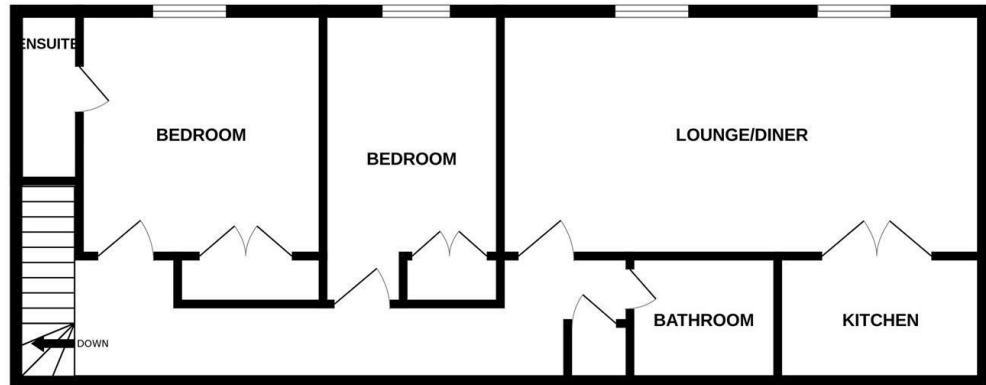
**£210,000**

**\*\*SPACIOUS COACHHOUSE WITHIN WALKING DISTANCE TO THE CITY CENTRE\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, COACHHOUSE APARTMENT situated to the west of Norwich. Accommodation comprising private entrance hall, lounge/diner, kitchen, TWO BEDROOMS and bathroom with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is ONE OFF ROAD PARKING SPACE. The coachhouse 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

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

Located within walking distance to a full selection of amenities including chapel field shopping centre, chapel field gardens, theatre and the city centre with its array of shops bars coffee shops and restaurants. There is good access to the Norfolk and Norwich University Hospital, University of East Anglia and public transport links to the a 47 southern bypass.

## Accommodation Comprises

Front door to:

### Entrance Hall

Stairs to first floor.

### First Floor Landing

Doors to lounge/diner, two bedrooms and bathroom.

### Lounge/Diner 21'10" x 10'11"

Two double glazed windows, electric radiator.

### Kitchen 9'3" x 5'7"

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

### Bedroom One 11'0" x 11'0"

Double glazed window, electric heater, built in wardrobe.

### En-Suite 7'9" x 2'10"

Shower cubicle, low level WC, hand wash basin, electric heater.

### Bedroom Two 13'2" x 7'10"

Double glazed window, electric heater, built in wardrobe.

### Bathroom 6'7" x 5'8"

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

### Outside

One off road parking space.

### Local Authority

Norwich City Council, Tax Band C.

### Tenure

Freehold

Service charge £395 per annum

### 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>73</b>
(55-68) <b>D</b>	<b>60</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	

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Freehold

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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