



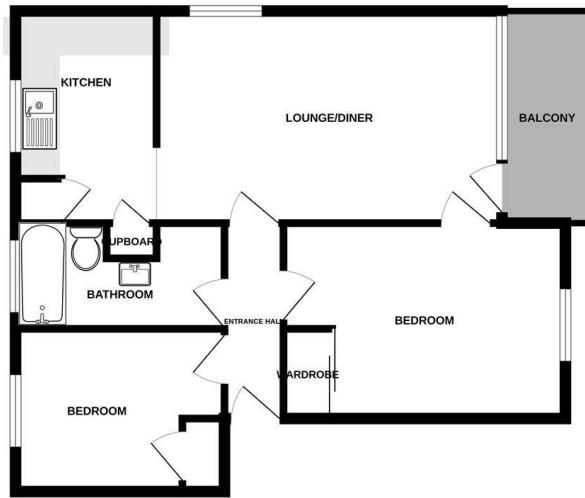
58 Bussey Road | Catton | Norwich | NR6 6DN

£120,000

****SECOND FLOOR FLAT WITH A BALCONY AND NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this TWO BEDROOM, SECOND FLOOR FLAT situated in a private position in the highly sought after suburb of Old Catton. Accommodation comprising entrance hall, lounge/diner with door to the balcony, kitchen, TWO BEDROOMS and a bathroom. Outside there are communal gardens, OFF ROAD RESIDENTS PARKING and there is also a large storage shed. The flat benefits from double glazing and gas heating but is in need of modernisation throughout. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of actual spaces, rooms and any other items are approximate and no responsibility is taken for any misinterpretation or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are based on the current plans and are not intended to be taken as a guarantee of their operation or efficiency and for general use only.

Location

Old Catton is located to the North of Norwich close by to many local amenities including schooling, parks, convenient shops, Morrison's supermarket, local pubs and restaurants. There is ease of access to Norwich ring road and NDR with regular public transport links to and from the city centre.

Accommodation Comprises

Communal entrance with stairs to second floor. Front door to:

Entrance Hall

Doors to lounge/diner, two bedrooms and bathroom.

Lounge/Diner 17'11" x 10'11"

Double glazed window, radiator, door to balcony.

Kitchen 10'11" x 7'8"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window, two cupboards.

Bedroom One 14'4" x 10'0"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 10'5" x 8'4"

Double glazed window, radiator, built in wardrobe.

Bathroom 10'10" x 5'5"

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

Outside

Communal gardens and residents off road parking.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold - Term 125 years from 6 April 1998. Please note ground rent is £10 per annum and service charge £400 per annum.

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	73	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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