



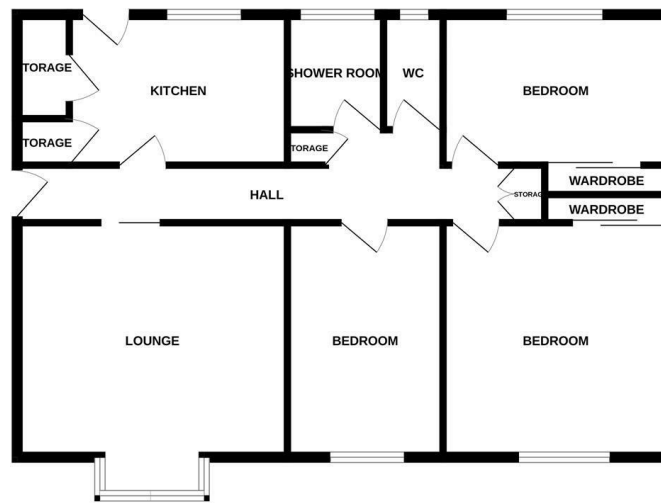
8 Fountain Court Ipswich Road | | Norwich | NR1 2QA

Guide Price £270,000

****GUIDE PRICE £270,000 - £280,000 SPACIOUS GROUND FLOOR FLAT WITH A GARAGE AND NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this LARGE, THREE BEDROOM, GROUND FLOOR FLAT situated within short walking distance to the City Centre. Accommodation comprising secure intercom entry, private entrance hall, lounge, kitchen, THREE BEDROOMS, shower room and WC. Outside there are communal gardens and a GARAGE. The flat benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. 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 doors, windows, stairs 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 condition or efficiency can be given. Made with floorplan (2020)

Location

The property can be found off Grove Avenue which is off Ipswich Road and is within walking distance of the City centre, Chapelfield Gardens and Norwich bus station. You are close by to popular local amenities including schooling, City College Norwich, shops, pubs, restaurants and supermarkets. There is ease of access to the University of East Anglia, Norfolk and Norwich University Hospital, A11 and the A47 southern bypass.

Accommodation Comprises

Secure intercom entry with front door to:

Entrance Hall

Doors to lounge, kitchen, three bedrooms, shower room and WC.

Lounge 16'11" x 14'7"

Double glazed window, two radiators.

Kitchen 14'6" x 8'1"

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, cupboard, door to rear.

Bedroom One 12'8" x 11'3"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 12'9" x 8'5"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 11'3" x 8'2"

Double glazed window, radiator.

Shower Room 6'1" x 5'3"

Shower cubicle, hand wash basin, radiator, frosted double glazed window.

WC

Low level WC, frosted double glazed window.

Outside

Communal lawned gardens and a single garage.

Local Authority

Norwich City Council, Tax Band B.

Tenure


Leasehold – 189 years from 29 September 1985. Please note service/maintenance charges are £2611 per annum and ground rent is £120 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) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	46	
(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

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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