



**17 Jolly Gardeners Court | | Norwich | NR3 3HD**

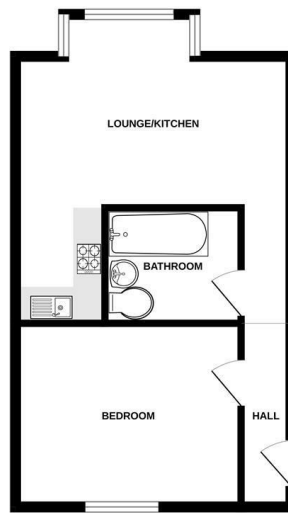
**£115,000**

**\*\* NR3 FLAT OFFERED WITH NO ONWARD CHAIN \*\*** Gilson Bailey are delighted to offer this one bedroom first floor flat in a tucked away location close to all local amenities, with accommodation comprising hallway, double bedroom, bathroom, lounge/ dining room with an adjoining kitchen. The flat would benefit from some updating, but benefits from double glazing and storage heating. An internal viewing is recommended, and would make an excellent first time purchase or investment.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, floors and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not shown to scale and no guarantee as to their operation 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.

### Bedroom

Double glazed window, storage heater.

### Bathroom

Low level WC, wash basin, bath with shower over, tiled splashbacks.

### Lounge/ Dining Room

Double glazed window, storage heater, opening to kitchen

### Kitchen

Fitted wall and base units with worktops over, built in cooker and 4 ring hob with extractor over, single sink and drainer, tiled splashbacks.

### Outside

Communal grounds.

### Local Authority

Norwich City Council - Tax Band A

### Tenure

Leasehold

Term: 999 years from 6 February 2017

Service Charge: From 01 April 2025 to 31 March 2026 - £952.73

### Agents Note

Please note the vendors have limited knowledge of the property and the property is sold as seen.

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### Local Authority

Norwich City Council - Tax Band A

### Tenure

Leasehold

### 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>76</b>	<b>79</b>
(55-68) <b>D</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 	

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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