

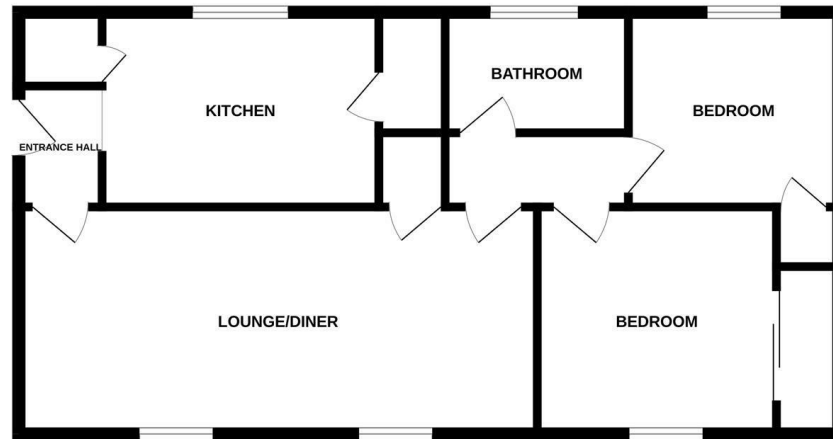


68 Russet Grove | | Norwich | NR4 7ND

Price £170,000

**** CLOSE BY THE UNIVERSITY AND HOSPITAL WITH POTENTIAL FOR THREE BEDROOMS STP AND BOASTING 71 SQUARE METERS OF ACCOMMODATION****
 Gilson Bailey are delighted to offer this well-presented two-bedroom first floor flat, ideally located to the west of Norwich with excellent access to the University and Hospital. The property features a welcoming entrance hall, spacious lounge/diner, kitchen, two bedrooms and a bathroom, while outside benefits include residents' off-road parking, a storage shed and well-kept communal gardens. With double glazing, gas central heating and the advantage of being offered with no onward chain, this property represents a fantastic first-time purchase or buy-to-let investment – early viewing is highly recommended.



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

Russet Grove is situated close by too many local amenities including the University of East Anglia and Norfolk and Norwich University Hospital. You also close by to schooling, local shops, pubs, restaurants and supermarkets and there are great public transport links to and from the city centre.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge/diner and kitchen.

Lounge/Diner 23'3" x 10'2"

Two double glazed windows, radiator.

Kitchen 12'5" x 8'6"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and dishwasher, double glazed window, radiator, storage cupboard.

Bedroom One 13'5" x 10'2"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 11'9" x 8'6"

Double glazed window, radiator, storage cupboard.

Bathroom 8'2" x 5'4"

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

Outside

Communal gardens, storage shed and a residents car park.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold- Term 125 years from 18 February 2002. Please note ground rent is £10 per annum and service/maintenance charges are £370 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	81	81
(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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