

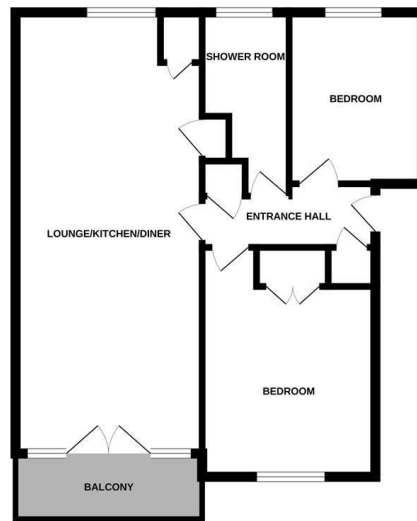
**165 Bull Close Road | | Norwich | NR3 1NY**

**£160,000**

**\*\*STUNNING RENOVATED FLAT ON THE EDGE OF THE CITY CENTRE\*\*** Gilson Bailey are delighted to offer this beautifully renovated two-bedroom first floor flat, perfectly positioned in the ever-popular NR3 area of Norwich, just a short walk from the City Centre. Finished to a superb standard by the current vendor, the property boasts a welcoming entrance hall, stylish open-plan lounge/kitchen/diner with balcony, modern fitted shower room and two bedrooms. Outside, there is a permit car park to the front, while further benefits include gas central heating and double glazing. Offered in immaculate condition throughout, this turnkey home would make an ideal first-time purchase or a fantastic buy-to-let investment — early viewing is highly recommended.



FIRST FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, doors and any other items 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, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency at the time of writing. Made with Metaphor 12/2005

### Location

Bull Close Road is within walking distance of the City centre and is close by to many local amenities including schooling, popular local pubs, restaurants, shops and supermarkets. There is ease of access to the Norwich Ring Road, Norwich train station and the NDR.

### Accommodation Comprises

Secure intercom entry with stairs to first floor. Front door to:

#### Entrance Hall

Doors to lounge/kitchen/diner, two bedrooms and a shower room.

#### Lounge/Kitchen/Diner 25'9" x 10'11"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and freezer, radiator, cupboard, double glazed window, doors to balcony.

#### Bedroom One 14'5" x 10'1"

Double glazed window, radiator, built in wardrobe.

#### Bedroom Two 10'4" x 8'3"

Double glazed window, radiator, cupboard.

#### Shower Room 10'8" x 4'6"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

### Outside

Communal lawned gardens and a permit car park.

### Local Authority

Norwich City Council, Tax Band A.

### Tenure


Leasehold- Term 125 years from 28 September 1992. Please note ground rent is £10 per annum and service/maintenance charges are £456.19 per annum. For further information, please contact the office.

### Utilities

Cable 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>76</b>	<b>78</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	

#### 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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