



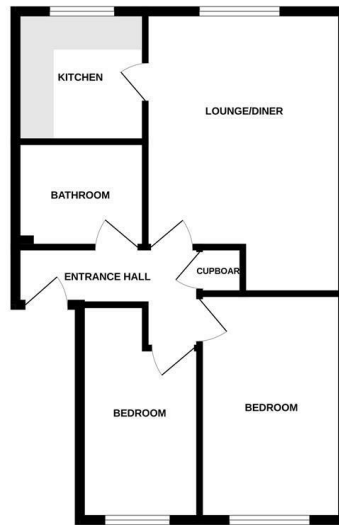
135 Scott Road | | Norwich | NR1 1YL

Guide Price £155,000

****GUIDE PRICE £155,000 - £160,000 OFFERED WITH NO ONWARD CHAIN**** Set within the highly desirable Thorpe Park development to the east of Norwich, this well-presented two-bedroom first-floor flat offers stylish and convenient living in a peaceful setting. Accessed via a secure intercom entry system, the property features a private entrance hall, a bright and spacious lounge/diner, a modern fitted kitchen, two comfortable bedrooms, and a contemporary bathroom. Outside, residents can enjoy beautifully maintained communal gardens and benefit from one allocated parking space. With gas central heating, double glazing, and no onward chain, this superb flat is ready to move straight into. An ideal choice for first-time buyers or a savvy buy-to-let investment, early viewing is strongly advised to avoid missing out on this fantastic opportunity!



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights 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 to be taken as a guarantee as to their operation or efficiency and for general use only.

Made with Metaplan 12/2019

Location

Scott Road is situated close by to many local amenities including schooling, popular pubs, restaurants, Riverside Development and is within walking distance to the City Centre. There is ease of access to the Norwich Ring Road and A47 southern bypass.

Accommodation Comprises

Secure intercom entry with stairs to first floor.

Entrance Hall

Front door to:

Lounge/Diner 13'10" x 11'8"

Double glazed window, radiator.

Kitchen 7'8" x 7'8"

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.

Bedroom One 13'4" x 8'7"

Double glazed window, radiator.

Bedroom Two 10'1" x 7'0"

Double glazed window, radiator.

Bathroom 7'8" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, radiator.

Outside

Well maintained communal gardens and one off road parking space.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Leasehold - Term 125 years from 24 June 1988. Share of Freehold. Please note ground rent is N/A and service charge is £492 every 6 months. For further information, please contact the office.

Utilities

Superfast fibre broadband available.
Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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 B

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.

<https://www.gilsonbailey.co.uk>
01603764444