



80a Waddington Street | | Norwich | NR2 4JS

Guide Price £140,000

****GUIDE PRICE £140,000 - £150,000**** Situated to the WEST of Norwich city centre is this SUPERB, ONE bedroom FIRST floor apartment with accommodation comprising lounge, hallway, bedroom, stylish bathroom and modern fitted kitchen. Outside there is an off-road parking space. The flat benefits from double glazing, gas central heating and is in excellent order throughout. The apartment would make an excellent first time purchase or investment. You are within easy reach of the City Centre itself, Norfolk and Norwich Hospital, University of East Anglia, Norwich Ring Road, local shops and pubs and schooling for all ages. The house would make an excellent first time purchase or investment.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Accommodation Comprises:

Front door to:

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

Entrance Hall

Staircase to first floor landing, doors to all rooms, radiator.

Lounge

4.40m x 4.21m (14' 5" x 13' 10") Double glazed windows to front and side, radiator, storage cupboard.

Bedroom

3.24m x 3.77m (10' 8" x 12' 4") Double glazed window to side, radiator.

Bathroom

Frosted double glazed window to rear, low level WC, hand wash basin, shower cubicle, heated towel rail and tiling.

Kitchen

2.99m x 2.47m (9' 10" x 8' 1") Double glazed window to side, radiator, quality fitted wall and base units with work tops over, built-in cooker, four ring hob and extractor over, built-in washing machine, single sink and drainer, wall mounted, gas boiler.

Outside

Off-road parking space.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold
Share of freehold

Utilities

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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) A		
(81-91) B		
(69-80) C	77	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	

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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