



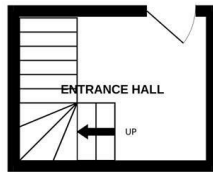
11 Latimer Road | | Norwich | NR1 2RW

£160,000

****PRIVATE REAR GARDEN AND NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this well-presented first-floor flat offering practical living throughout and situated to the south of Norwich. The accommodation includes an entrance hall, lounge/diner, modern kitchen, two bedrooms, and a bathroom. Outside, there is on-street parking, while to the rear you'll find a private, mature garden and a large brick-built storage shed. The property benefits from gas central heating, double glazing, and is offered with no onward chain. Ideal for first-time buyers or buy-to-let investors, this smart flat provides excellent value in a convenient location — early viewing is highly recommended.



GROUND FLOOR



1ST 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

The favoured south city of Norwich offers good access to and from the City centre along with popular local amenities to include schooling, shops, supermarkets, pubs and restaurants. There is ease of access to Norwich Bus station, Chapelfield Gardens, University of East Anglia, Norfolk and Norwich University Hospital, A11 and the A47 southern bypass.

Accommodation Comprises

Front door to:

Entrance Hall

With stairs to first floor.

First Floor Landing

Doors to all rooms.

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

Two double glazed windows, radiator.

Kitchen 8'3" x 7'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge, washing machine and dishwasher, double glazed window.

Bedroom One 12'6" x 10'9"

Double glazed window, radiator.

Bedroom Two 10'11" x 10'0"

Double glazed window, radiator.

Bathroom 8'2" x 4'5"

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

Outside

Large private rear garden and a brick built storage shed.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold – Term 125 years from 24 April 1989. Please note ground rent is £10 per annum and service/maintenance charges are £253.47 per annum. For further information, please contact the office.

Utilities

Full 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		
(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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