



**135 Munnings Road | | Norwich | NR7 9RN**

## Guide Price £120,000

**\*\*GUIDE PRICE £120,000 TO £130,000\*\*OFFERED WITH NO ONWARD CHAIN\*\***  
 Gilson Bailey are delighted to offer this one-bedroom, first-floor flat located on the popular Heartsease estate, to the north/east of Norwich. The accommodation includes an entrance hall, a spacious lounge/diner, kitchen, bedroom, and bathroom. Outside, there are communal gardens and on-street parking. The flat benefits from double glazing, electric heating, and is offered with no onward chain. This property would make an ideal first-time purchase or buy-to-let investment. Early viewing is recommended.



FIRST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with MapInfo 12.0.0.5

### Location

Situated to the north-east of Norwich close by to a good selection of amenities including schooling, shops, popular local pubs and restaurants. There are regular public transport links to and from the City centre with ease of access to the Norwich Ring Road, Mousehold Heath and NDR.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Door to:

#### Lounge/Diner 17'10" x 10'11"

Two double glazed windows, electric heater.

#### Kitchen 9'2" x 5'8"

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

#### Bedroom 12'2" x 8'6"

Double glazed window, electric heater, built in wardrobe.

#### Bathroom 8'10" x 5'0"

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

### Outside

Communal gardens and on street parking.

### Local Authority

Norwich City Council, Tax Band A.

### Tenure

Leasehold – Term 125 years from 19 August 1996. Please note ground rent is £10 per annum and service/maintenance charges are £300 per annum. For further information, please contact the office.


### Utilities

Full fibre 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>		
(55-68) <b>D</b>	<b>63</b>	<b>66</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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01603764444