



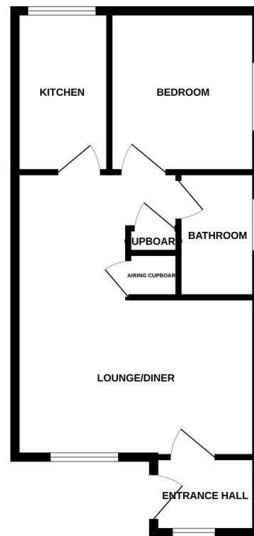
## 4 Old Bakery Court | Coltishall | Norwich | NR12 7DQ

### Offers In Excess Of £150,000

**\*\* GROUND FLOOR FLAT OFFERED WITH NO ONWARD CHAIN \*\*** Gilson Bailey are delighted to offer this perfect first-time buy in the centre of the ever-popular village of Coltishall with this charming one-bedroom ground-floor flat. Boasting its own private entrance, a bright lounge/diner, separate kitchen, bedroom and a well-presented bathroom, this home offers comfortable, low-maintenance living in an unbeatable location. With the added benefits of double glazing, electric heating, an allocated parking space and no onward chain, this is a rare opportunity you won't want to miss. Early viewing is strongly advised!



GROUND 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 shown to scale and no guarantee as to their operation or efficiency can be given.  
Made with Metaphor 12/2019

### Location

Colishall is a delightful village alongside the River Bure within the heart of the Norfolk Broads just to the west of Wroxham and offers a selection of amenities including shops, schooling, coffee shops, restaurants, bars and the idyllic village green. The village is approximately 9 miles from the centre of Norwich.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Door to:

#### Lounge/Diner 18'8" x 15'10"

Double glazed window, two electric heaters, two cupboards.

#### Kitchen 10'4" x 5'11"

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

#### Bedroom 10'4" x 9'6"

Double glazed window, electric heater.

#### Bathroom 8'2" x 4'11"

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

### Outside

One off road parking space.

### Local Authority

Broadland District Council, Tax Band A.

### Tenure

Leasehold – Term 125 years from 1 August 1992. Please note ground rent is £50 per annum and service/maintenance charges £911.50 per annum. For further information, please contact the office.

### Utilities

Full fibre broadband available.  
Mains electric and water.



#### 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>                            |                            |                                                                                     |
| (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<br>2002/91/EC |  |

#### Local Authority

Broadland District 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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