



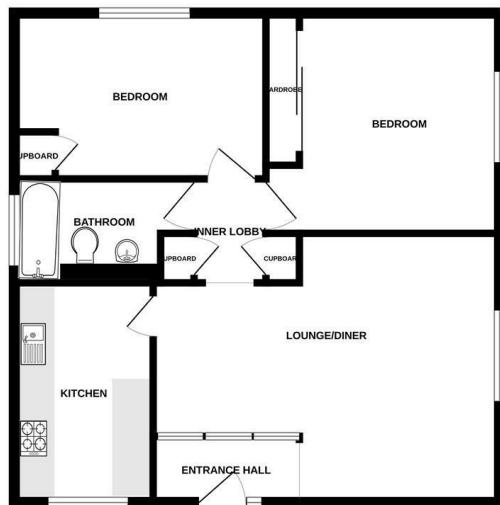
## 95 Bowers Avenue | | Norwich | NR3 2PJ

**£150,000**

**\*\*RENOVATED FLAT PERFECT FOR FIRST TIME BUYERS\*\*** Gilson Bailey are delighted to present this stunning, recently renovated two-bedroom first-floor flat, ideally located in the highly sought-after NR3 area of Norwich. Finished to an exceptional standard throughout, the accommodation comprises an entrance hall, bright lounge/diner, modern fitted kitchen, two well-proportioned bedrooms and a stylish contemporary bathroom. The property further benefits from double glazing, gas central heating, well-maintained communal gardens and on-street parking. Perfectly suited to first-time buyers or buy-to-let investors, this superb home is ready to move straight into—early viewing is highly recommended.

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## FIRST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and are recommended to be taken for any enquiry. Dimensions on the floorplan are in metres and are not to scale. The floorplan is for guidance only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and are not guaranteed. Use to the floorplan at your own risk.

### Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City centre with ease of access to the Norwich Ring Road and NDR.

### Accommodation Comprises

Stairs to first floor. Front door to:

### Entrance Hall

Access to:

### Lounge/Diner 18'7" x 14'2"

Double glazed window, radiator.

### Kitchen 11'6" x 7'3"

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, radiator.

### Bedroom One 12'8" x 11'6"

Double glazed window, radiator, built in wardrobes.

### Bedroom Two 13'3" x 8'4"

Double glazed window, radiator, cupboard.

### Bathroom 9'5" x 5'6"

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

### Outside

Communal lawned gardens, brick built shed and on street parking.

### Local Authority

Norwich City Council, Tax Band A.

### Tenure

Leasehold - Term 125 years from 18 September 2000. Please note ground rent is £10 per annum and service/maintenance charges are £400 per annum. For further information, please contact the office.

### Utilities

Fibre to the cabinet broadband available.  
Mains gas, water and electric.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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