



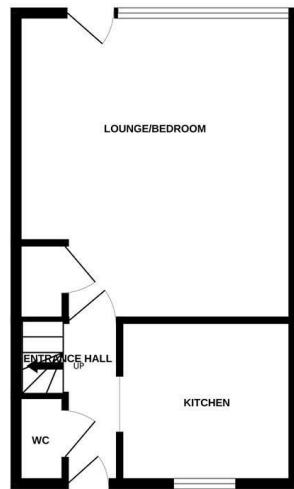
**9 Portway Place | | Norwich | NR2 4QG**

**Offers In Excess Of £145,000**

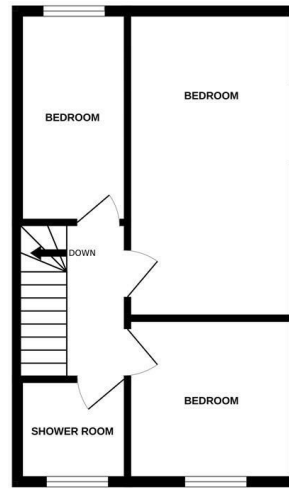
**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this spacious three-bedroom maisonette, currently configured as a four-bedroom property, located to the west of Norwich and offering excellent access to local amenities and transport links. The accommodation comprises an entrance hall, lounge/bedroom, kitchen, and WC on the ground floor. On the first floor, there are three bedrooms and a shower room off the landing. Outside, the property benefits from paved front and rear gardens and a brick-built storage shed. Further features include gas central heating, double glazing, and the property is offered with no onward chain. This versatile and well-proportioned home would make an ideal first-time purchase or buy-to-let investment, offering great value and flexible living space. 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 floors, 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.  
Made with Metreplan 15025

## Location

Portway Place is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and has great public transport links to and from the City centre. There is also good access to the Norwich Ring Road, Norfolk and Norwich University Hospital and the University of East Anglia.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge/bedroom, kitchen, WC and stairs to first floor.

### Lounge/Bedroom 16'6" x 14'11"

Double glazed windows, door to rear, radiator.

### Kitchen 9'4" x 8'9"

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

### WC

Low level WC, hand wash basin, frosted double glazed window.

### First Floor Landing

Doors to three bedrooms and shower room.

### Bedroom One 16'6" x 8'9"

Double glazed window, radiator.

### Bedroom Two 9'4" x 8'9"

Double glazed window, radiator.

### Bedroom Three 11'2" x 5'10"

Double glazed window, radiator.

### Shower Room 5'11" x 5'10"

Shower cubicle, hand wash basin, heated towel rail, frosted double glazed window.

### Outside

Paved front and rear gardens.

### Local Authority

Norwich City Council, Tax Band A.

### Tenure

Leasehold - Term 125 years from 17 October 1988. Please note service/maintenance charges are £250 per annum and ground rent is £10 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) <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

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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