



17 Sycamore Crescent | | Norwich | NR2 4DQ

Offers In Excess Of £160,000

****FIRST FLOOR FLAT WITH A PRIVATE GARDEN AND NO ONWARD CHAIN****
Gilson Bailey are delighted to offer this well-presented two-bedroom first floor flat, tucked away in a quiet and convenient location to the west of Norwich. Offering bright and comfortable accommodation throughout, this attractive home comprises an entrance hall with stairs rising to the first floor, spacious lounge, fitted kitchen, two well-proportioned bedrooms and a shower room. Outside, the property further benefits from a private garden and a useful brick-built storage shed, providing excellent outdoor space and practicality. With double glazing, gas central heating, A 176 YEAR LEASE and the added advantage of no onward chain, this fantastic property would make an ideal first-time purchase or an excellent buy-to-let investment. Early viewing is highly recommended to fully appreciate the space and potential on offer.



FIRST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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 hereon are based on the information made available to the vendor at the time of completion of the contract and are not guaranteed.

Location

Sycamore Crescent is located close by to a great selection of amenities including schooling, popular local shops and pubs, with ease of access to the River Wensum and cycle paths leading to the city and Marriotts Way from the woodland. A bus stop at the entrance of The Willows provides a regular service into Norwich city centre.

Accommodation Comprises

Front door to:

Entrance Hall

With stairs to first floor and doors to all rooms.

Lounge 13'10" x 10'9"

Two double glazed windows, radiator.

Kitchen 8'2" x 7'0"

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

Bedroom One 12'6" x 10'9"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 10'10" x 10'0"

Double glazed window, radiator.

Shower Room 8'2" x 4'5"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside

Private garden enclosed by fencing and hedging and a brick built storage shed.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold – From and including 16 November 1987 to and including 15 November 2202. Please note service/maintenance charges are £260 per annum and ground rent is £10 per annum. For further information please contact the office.

Utilities


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

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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.