



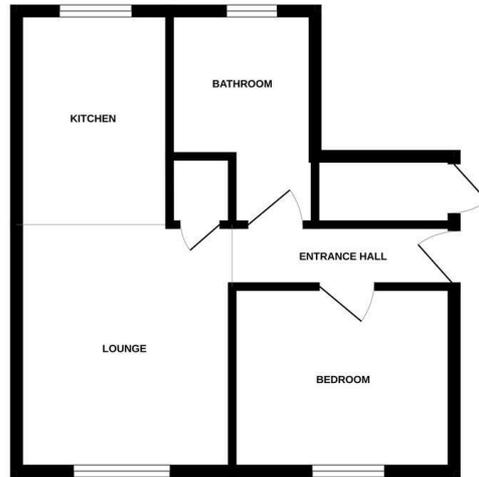
26 Hassett Close | | Norwich | NR3 1PF

Guide Price £120,000

****GROUND FLOOR FLAT WITH NO ONWARD CHAIN AND CATHEDRAL VIEWS****
Gilson Bailey are delighted to offer this WELL PRESENTED, ONE BEDROOM, GROUND FLOOR FLAT situated in a cul-de-sac in the highly sought after NR3 area of Norwich within walking distance to the City Centre. Accommodation comprising entrance hall, open plan kitchen/living area, bedroom and bathroom. Outside there are communal gardens and a residents car parking providing off road parking. The flat benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, windows, doors and any other items are approximate and the responsibility is taken for any mis-translation or mis-statement. This plan is for information purposes only and should be used in conjunction with any prospective purchase. The layout, contents and appearance shown here are not intended to be guaranteed. No liability is accepted for any errors or omissions. Made with Metaplan 12/2014

Location

Hassett Close is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets. You are within walking distance of the City centre, Norwich train station, riverside walks and Mousehold Heath with ease of access to the Norwich Ring Road, NDR and A47 southern bypass.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to bedroom, lounge and bathroom.

Lounge 12'5" x 9'10"

Double glazed window, radiator.

Kitchen 9'10" x 6'10"

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

Bedroom 10'2" x 8'6"

Double glazed window, radiator.

Bathroom

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

Outside

Communal gardens and a residents car park with further permit parking available.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold- Term 125 years from 22 March 2000. Please note ground rent is £10 per annum and service/maintenance charges are £300 per annum. For further information, please contact the office.

Utilities

Superfast broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(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.