



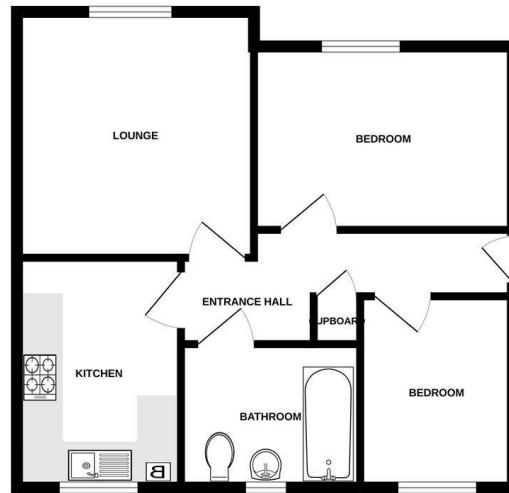
Bradbury House Kinghorn Road | | Norwich | NR2 3PT

Offers In Excess Of £155,000

****GROUND FLOOR FLAT OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to present this well-presented two-bedroom ground floor flat, ideally located within the highly sought-after NR2 postcode of Norwich, offering an excellent opportunity for both first-time buyers and savvy investors alike. This attractive home features a secure intercom entry system, welcoming entrance hall, a comfortable lounge perfect for relaxing, a well-equipped kitchen, two generously sized bedrooms, and a modern bathroom. Externally, the property is set within beautifully maintained communal grounds and benefits from a valuable off-road parking space. Further enhancing its appeal, the flat offers double glazing, efficient gas heating, and is available with no onward chain, ensuring a smooth and hassle-free purchase. A fantastic combination of location, convenience, and lifestyle—early viewing is highly recommended to avoid disappointment.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements, of plans, locations, views and any other items are approximate and not intended to be used as a basis for any legal or other statement. The plans are for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are based on the information as to their availability or otherwise as at the date of issue of this plan.

Location

Bradbury House is located to the west of Norwich close by to The Avenues, Colman Road and many local amenities including schooling, popular local shops, pubs, restaurants, supermarkets and Eaton Park. There are excellent public transport links to and from the City centre with ease of access to the University of East Anglia, Norfolk & Norwich University Hospital, Norwich Ring Road, A11 and A140.

Accommodation Comprises

Secure intercom entry with front door to:

Entrance Hall

Doors to lounge, kitchen, two bedrooms and bathroom.

Lounge 12'2" x 11'8"

Double glazed window, radiator.

Kitchen 11'3" x 8'0"

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, boiler.

Bedroom One 13'3" x 9'1"

Double glazed window, radiator.

Bedroom Two 7'8" x 9'5"

Double glazed window, radiator.

Bathroom 8'10" x 7'0"

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

Outside

Well maintained communal gardens and one off road parking space to the rear.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold - Term 125 years from 01 November 2005. Please note ground rent is £12.50 per month and service/maintenance charges are £187.29 per month. For further information, please contact the office.


Utilities

Fibre to the property.
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	80	80
(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.