



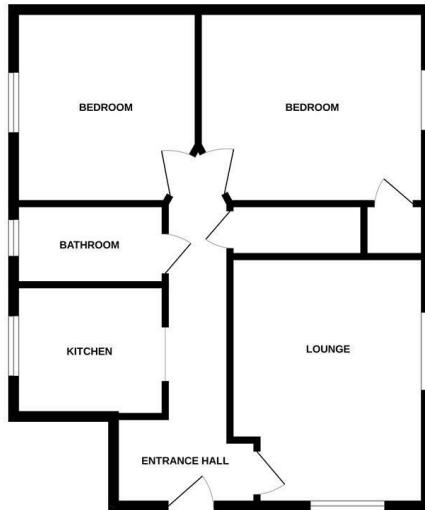
15 Rider Haggard Road | Norwich | NR7 9UA

£155,000

****GROUND FLOOR FLAT WITH ITS OWN FRONT AND REAR GARDEN AND NO ONWARD CHAIN**** Gilson Bailey are delighted to present this well-presented two-bedroom ground floor flat, ideally positioned on the edge of the highly sought-after Heartsease estate. The accommodation offers an entrance hall, dual aspect lounge, fitted kitchen, two well-proportioned bedrooms and a bathroom. Externally, the property benefits from a lawned front garden with potential for off-road parking subject to a dropped kerb, while to the rear is an enclosed garden complete with a brick-built storage shed. Further advantages include double glazing, gas central heating and the property being offered with no onward chain, making this an ideal opportunity for first-time buyers or buy-to-let investors—early viewing is strongly recommended.

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GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for illustrative purposes only and should not be relied on as being accurate as to measurements, areas or descriptions. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Made with Metrisys CS200.

Location

Situated to the north-east of Norwich close by to a good selection of amenities including schooling, shops, popular local pubs and restaurants. There are regular public transport links to and from the City centre with ease of access to the Norwich Ring Road, Mousehold Heath and NDR.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen, two bedrooms, bathroom and large storage cupboard.

Lounge 13'9" x 10'9"

Two double glazed windows, radiator.

Kitchen 8'3" x 7'1"

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

Bedroom One 12'5" x 10'9"

Double glazed window, radiator, built in cupboard.

Bedroom Two 10'9" x 10'1"

Double glazed window, radiator.

Bathroom 8'4" x 4'5"

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

Outside

Lawned gardens to the front and rear and a brick built storage shed.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold – Term 125 years from 26 June 2000.
 Service charge £122 per annum & ground rent £10 per annum.

Utilities

Full fibre broadband available.
 Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(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.

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