



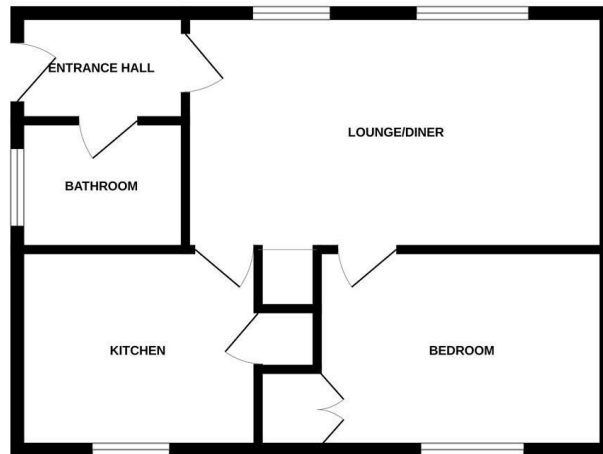
130 Bull Close Road | | Norwich | NR3 1NZ

Offers In Excess Of £120,000

****SPACIOUS FLAT OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this spacious and well presented one-bedroom first-floor apartment, ideally situated in the ever-popular NR3 area of Norwich, just on the edge of the City Centre and within easy walking distance of its excellent range of shops, restaurants and amenities. Offering bright and well-proportioned accommodation throughout, the property comprises an entrance hall, a generous lounge/diner, a fitted kitchen, a spacious double bedroom and a bathroom. Outside, residents can enjoy well-maintained communal gardens, with permit parking also available. Further benefits include double glazing, gas central heating, newly fitted carpets and the added advantage of being offered with no onward chain. Whether you're a first-time buyer looking to step onto the property ladder or an investor searching for a fantastic buy-to-let opportunity, this superb apartment ticks all the boxes. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.



FIRST FLOOR



Whilst 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 mis-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 condition or efficiency can be given.
Made with Metropix (2020)

Location

Bull Close Road is within walking distance of the City centre and is close by to many local amenities including schooling, popular local pubs, restaurants, shops and supermarkets. There is ease of access to the Norwich Ring Road, Norwich train station and the NDR.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge and bathroom.

Lounge/Diner 18'0" x 10'1"

Two double glazed windows, two radiators, cupboard.

Kitchen 10'2" x 8'7"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine.

Bedroom 12'4" x 8'7"

Double glazed window, radiator, built in wardrobe.

Bathroom 7'0" x 5'5"

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

Outside

Communal lawned gardens and permit parking.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold

Term 125 years from 6 November 2006

Service Charge £384.39 per annum

Ground Rent £10 per annum

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	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.

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