



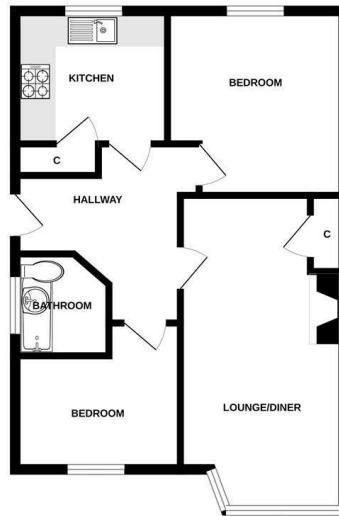
24A Glenmore Gardens | | Norwich | NR3 2RN

£145,000

CASH BUYERS ONLY** FIRST FLOOR FREEHOLD FLAT WITH ITS OWN PRIVATE GARDEN AND NO CHAIN ** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, FIRST FLOOR FLAT situated in the highly sought after NR3 area of Norwich. Accommodation comprising entrance hall, lounge/diner, kitchen, TWO BEDROOMS and a BATHROOM. Outside there is a good size enclosed REAR GARDEN. The flat benefits from double glazing, electric heating and is in good condition throughout. The property would make the perfect first time purchase, downsize 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 floorplan contained herein, measurements of areas, volumes, floors and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not to be taken as a guarantee as to their operation or efficiency and are for general information only.

Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the city centre with ease of access to the Norwich Ring Road and NDR.

Accommodation Comprises

Door to

Hallway

Electric heater, doors to all rooms.

Kitchen 8'2" x 6'10"

Fitted wall and base units with worktops over, single sink and drainer, built in cooker 4 ring hob, space for fridge freezer, storage cupboard.

Bedroom 10'4" x 9'10"

Double glazed window to rear, electric heater.

Bedroom 9'8" x 9'2"

Double glazed window to rear, electric heater.

Lounge 15'3" x 10'4"

Double glazed window to front, electric heater, feature fireplace, built in cupboards.

Bathroom

Frosted window, low level WC, wash basin, bath with shower over.

Garden

Enclosed by timber fencing, laid to lawn with small shed.

Local Authority

Norwich City Council - Tax Band A

Tenure

Freehold

Utilities

Ultrafast 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		75
(55-68) D		
(39-54) E	47	
(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

Freehold

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.

<https://www.gilsonbailey.co.uk>
01603764444