



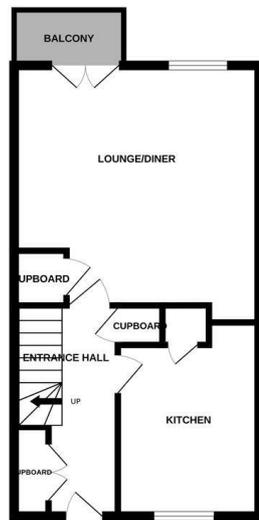
128 Heathgate | | Norwich | NR3 1PW

£160,000

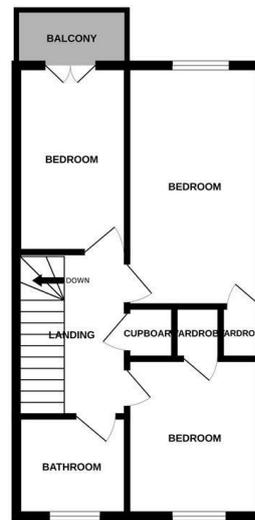
****SPACIOUS MAISONETTE BACKING ONTO MOUSEHOLD HEATH**** Gilson Bailey are delighted to offer this well-presented three-bedroom maisonette enjoying an enviable position backing directly onto Mousehold Heath in the highly sought-after NR3 area of Norwich within 15-20 minute walking distance to the City Centre and train station. Set over two floors, the accommodation includes an entrance hall, spacious lounge/diner with a balcony and fitted kitchen on the first floor, with three bedrooms and a bathroom arranged off the landing on the second floor. The property benefits from on-street permit parking and overlooks extensive communal green space, offering a rare sense of openness and immediate access to Mousehold Heath just moments away. With double glazing, gas central heating, lots of storage space and excellent condition throughout, this superb home represents an ideal first-time purchase or buy-to-let investment, and early viewing is highly recommended.



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, 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 Metropac (2020)

Location

Heathgate is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and is within 15-20 minute walking distance to the City centre and Norwich train station. There is ease of access to Mousehold Heath and the Norwich Ring Road.

Accommodation Comprises

Communal stair case to first floor. Front door to:

Entrance Hall

Doors to lounge/diner, kitchen and stairs to second floor.

Lounge/Diner 14'10" x 14'10"

Double glazed window, doors to balcony, radiator, storage cupboard.

Kitchen 11'1" x 8'8"

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

Landing

Doors to three bedrooms and bathroom.

Bedroom One 14'11" x 8'4"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 9'10" x 8'4"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 10'11" x 6'2"

Doors to balcony, radiator.

Bathroom 6'4" x 5'10"

Tile panelled bath, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside

Large communal green backing onto Mousehold Heath and on-street permit parking.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Tenure - Leasehold - Term 125 years less 421 days from 14 March 1988. Please note ground rent is £10 per annum and service/maintenance charges are £54 per month. For further information, please contact the office.

Utilities

Fibre to the property.
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 | | |
| (55-68) D | 71 | 78 |
| (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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