



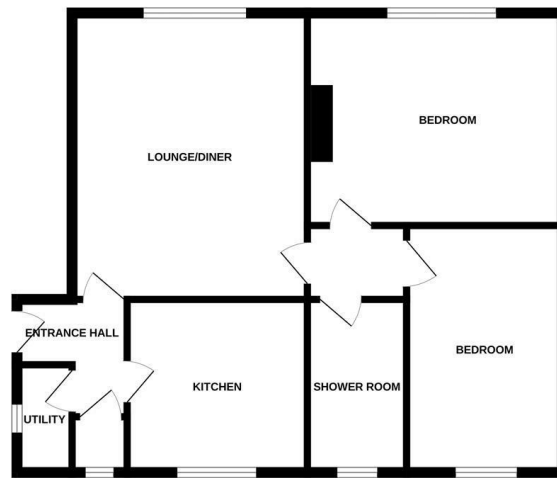
43 Patricia Road | | Norwich | NR1 2PE

£210,000

****SPACIOUS GROUND FLOOR FLAT WITH A GARDEN AND GARAGE**** Gilson Bailey are delighted to offer this beautifully presented and generously proportioned, two bedroom ground floor flat, ideally positioned within a highly sought-after South City location and presented in excellent condition throughout. Offering spacious and well-planned accommodation, this attractive property provides an excellent opportunity for first-time buyers looking for a home ready to move straight into and enjoy. The accommodation comprises a welcoming entrance hall, impressive lounge/diner providing plenty of space for relaxing and entertaining, modern fitted kitchen, two well-proportioned bedrooms, a stylish shower room and a useful separate utility room, adding further practicality to everyday living. Outside, the property benefits from a lawned front garden and driveway providing off-road parking, leading to a garage, a particularly valuable feature for a ground floor flat. Further benefits include double glazing and gas heating. Combining generous living space, excellent presentation, modern interiors, private parking and a garage in a desirable South City setting, this appealing property would make a fantastic first-time purchase, so be quick to book a viewing.



GROUND FLOOR



NR1 2PE

Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and not guaranteed to be in full compliance with the relevant regulations.

Location

The favoured south city of Norwich offers good access to and from the City centre along with popular local amenities to include schooling, shops, supermarkets, pubs and restaurants. There is ease of access to Norwich Bus station, Chapelfield Gardens, University of East Anglia, Norfolk and Norwich University Hospital, A11 and the A47 southern bypass.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge/diner, kitchen, utility and cupboard.

Lounge/Diner 15'0" x 13'1"

Double glazed window, radiator.

Kitchen 9'11" x 9'7"

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.

Bedroom One 13'10" x 11'6"

Double glazed window, electric radiator.

Bedroom Two 13'5" x 8'6"

Double glazed window, radiator.

Shower Room 9'4" x 4'9"

Walk-in shower, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Utility 5'10" x 2'11"

Space for washing machine and tumble dryer.

Outside

Lawned front garden and driveway providing off road parking leading to a garage.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Leasehold

Term: 125 years from 29 September 1977

Service Charge: £1005.04 per annum

Ground Rent: £180 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		
(55-68) D		68
(39-54) E	40	
(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 B

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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