ARLINGTON PARK

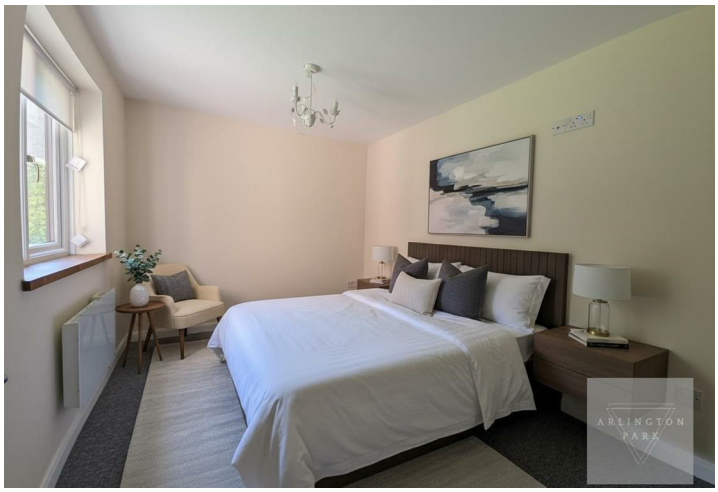
# 36 Gilman Road

, Norwich, NR3 4JB

Asking Price £165,000

2 1 1 C

**This professional ground floor apartment is located in the vibrant NR3 area, offering a modern and spacious living environment within easy reach of Norwich city centre. The property features a high-specification kitchen and two well-proportioned double bedrooms. This property makes an ideal first time home or investment property boasting a C rating on the EPC**



- EPC Rating of C
- Ideal Investment or First time Buy

The property opens into a welcoming entrance hall that leads to all primary rooms and includes a practical storage cupboard. The centrepiece of the home is the expansive open-plan lounge and kitchen area, which extends to approximately 51.3 square metres of internal space. The lounge area is a bright and airy space perfect for relaxation or entertaining.

The kitchen has been updated to a great standard, boasting high-gloss units paired with warm wooden worktops. A vibrant red glass splashback provides a contemporary focal point, complemented by an integrated oven, hob, and a sleek black extractor hood. Both bedrooms are comfortable doubles, maintaining the property's consistent modern aesthetic with light tones and energy-efficient panel heaters. The bathroom has been meticulously finished with light grey tiling and a clean white suite, including a pedestal wash basin and a bath with an overhead electric shower.

Externally, the apartment is set within a well-maintained brick-built block surrounded by established greenery. Residents benefit from a secure communal entrance and an allocated parking space.

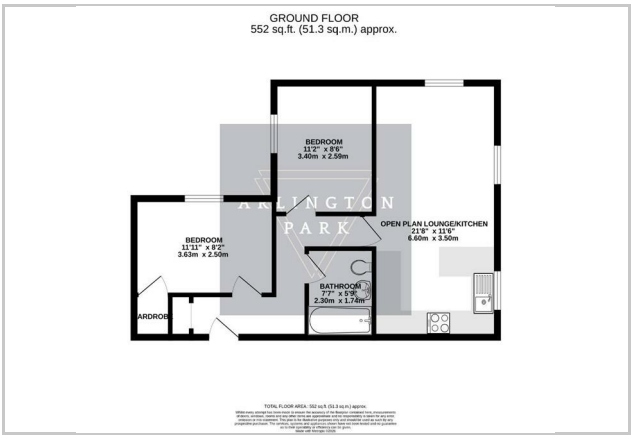
**INFORMATION**

EPC Rating: C

Council Tax Band: B

Local Authority: Norwich City Council

Broadband and Internet: Ultrafast broadband is available in this area with speeds of up to 1,000 Mbps through providers like Openreach and Virgin Media.

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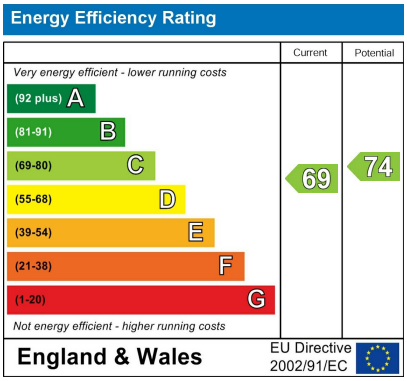


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