



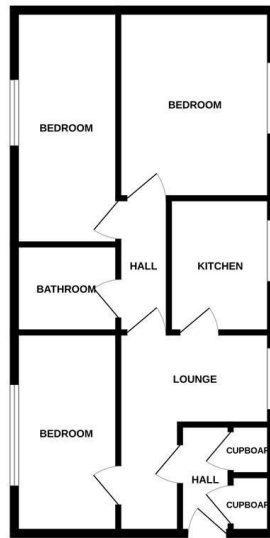
**23 Peterkin Road | | Norwich | NR4 6LQ**

**Guide Price £160,000**

**\*\*GUIDE PRICE £160,000 - £165,000 EXCELLENT INVESTMENT OPPORTUNITY\*\***  
Gilson Bailey are delighted to offer this well-presented, three-bedroom first-floor flat, conveniently located to the south of Norwich. The property comprises a private entrance via stairs leading to a hall, spacious lounge, kitchen, three bedrooms, and a bathroom. Benefits include double glazing, gas central heating, and the property is offered with no onward chain. Outside, there are communal gardens and on-street parking. Ideal as a first-time purchase or buy-to-let investment, this flat represents an excellent opportunity, so early viewings are highly recommended.



FIRST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, windows, doors 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 be used as such for any prospective purchase. The services, fixtures and appliances shown here are not intended as a guarantee, as to their availability or efficiency may be given. Made with MyPlan 6.0.0.0

## 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

Stairs to first floor. Front door to:

### Entrance Hall

Door to two cupboards and lounge.

### Lounge 12'10" x 10'10"

Double glazed window, radiator.

### Kitchen 8'9" x 5'8"

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.

### Bedroom One 15'2" x 8'5"

Double glazed window, radiator, fitted wardrobes.

### Bedroom Two 11'11" x 8'11"

Double glazed window, radiator.

### Bedroom Three 12'10" x 6'7"

Double glazed window, radiator.

### Bathroom 8'5" x 4'3"

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

## Outside

Communal gardens and on street parking.

## Local Authority

Norwich City Council, Tax Band A.

## Tenure

Leasehold – Term 125 years from 31 January 2000. Please note ground rent is £10 per annum and service/maintenance charges £380 per annum. For further information, please contact the office.

## Utilities


Fibre broadband available.  
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>69</b>	<b>74</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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