



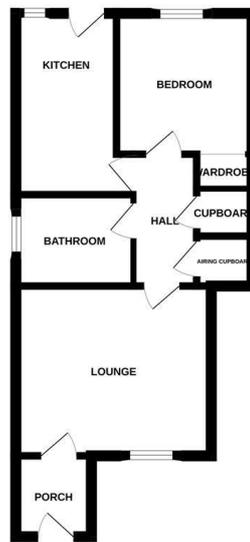
1 Bellingham Court Silver Road | | Norwich | NR3 4ST

Guide Price £130,000

****GUIDE PRICE £130,000 - £140,000 GROUND FLOOR FLAT OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this one-bedroom ground floor flat, tucked away in a quiet and secluded position within the highly sought-after NR3 area of Norwich. The accommodation comprises an entrance porch, a lounge, a well-appointed kitchen, a comfortable bedroom, and a bathroom. Externally, the property enjoys access to well-maintained communal gardens along with the added benefit of an off-road parking space. Further features include double glazing, electric heating, and the advantage of no onward chain, making this an ideal opportunity for first-time buyers or savvy investors seeking a ready-to-go buy-to-let in a popular and well-connected location. Early viewing is highly recommended.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights 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 for any prospective purchase. The services, fixtures and appliances shown here are not to be taken as a guarantee as to their operation or efficiency and no guarantee is made with respect to them.

Location

Bellingham Court is within walking distance of the City centre, located close by to many local amenities including schooling, popular local pubs, shops, restaurants and supermarkets. There is ease of access to the Norwich Ring Road, NDR, Norwich international Airport and Norwich train station.

Accommodation Comprises

Front door to:

Entrance Porch

Door to:

Lounge 12'3" x 12'3"

Double glazed window, electric heater.

Kitchen 13'10" x 6'0"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, double glazed window, door to rear.

Bedroom 11'4" x 10'4"

Double glazed window, electric heater, built in wardrobe.

Bathroom 6'10" x 6'0"

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

Outside

Communal gardens and one off road parking space.

Local Authority

Norwich City Council, Tax Band A

Tenure

Leasehold- Term 999 years from 1 January 1980. Please note ground rent is N/A and service/maintenance charges are £700 per annum. For further information, please contact the office.

Utilities

Fibre to the property.
Mains 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	62	69
(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.