



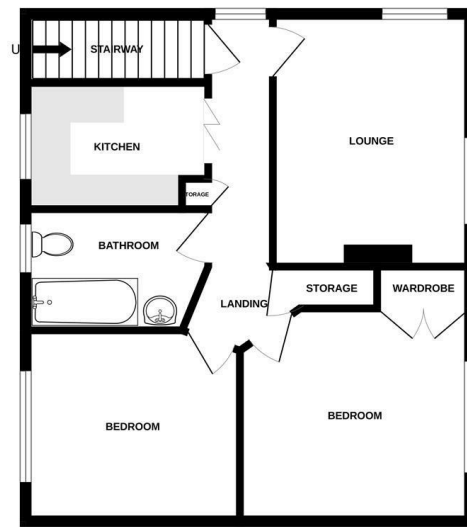
7 Locksley Road | | Norwich | NR4 6LG

Offers In Excess Of £160,000

**** NO ONWARD CHAIN - RARELY AVAILABLE TWO BEDROOM, FLAT WITH DRIVEWAY FOR MULTIPLE CARS**** The property comprises an entrance hall leading to a bright, dual-aspect lounge and a well-appointed fitted kitchen with space for appliances. To the first floor, there are two generous double bedrooms served by a family bathroom. Externally, the home enjoys an enclosed rear garden arranged over attractive tiered levels, along with a useful brick-built storage area to the side. Additional benefits include double glazing and built-in storage throughout.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, 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 be used as such by any prospective purchaser. The layout, fixtures and fittings shown have not been visited and no guarantee as to their availability or efficiency can be given.
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Location:

Entrance Hall:

Stairs rise to the first floor landing, and radiator.

Landing:

Providing access to all rooms, featuring a loft hatch, built-in storage cupboard, airing cupboard, radiator, fitted carpet, and a double-glazed window to the side aspect.

Kitchen: 8'5" x 7'2"

Fitted with a range of wall and base units complemented by laminate work surfaces. Includes an integrated electric oven with ceramic hob, inset one-and-a-half bowl metal sink with mixer tap and drainer, tiled splashbacks, space and plumbing for a washing machine, and space for a fridge-freezer. Double-glazed window overlooking the rear garden and laminate flooring.

Lounge:

A bright and comfortable reception room with double-glazed windows to the front and side aspects, allowing for plenty of natural light with solid wood flooring and radiator.

Bedroom One: 12'5" x 10'9"

A spacious double bedroom benefiting from a built-in double wardrobe, double-glazed window to the front aspect, coving with solid wood flooring and radiator.

Bedroom Two: 10'9" x 10'1"

A further well-proportioned double bedroom with a double-glazed window to the rear aspect, coving, with solid wood flooring and radiator.

Bathroom:

Comprising a panel-enclosed bath with shower over and tiled surround, low-level WC, and pedestal wash hand basin with tiled splashback. Additional features include a double-glazed window to the rear aspect, extractor fan, part-tiled walls, laminate flooring, coving, and radiator.

Outside:

To the front, a generous lawned garden is complemented by off-road parking for several vehicles, accessed via double gates. The enclosed rear garden is predominantly laid to lawn and arranged over attractive staggered tiers, offering excellent potential for landscaping and outdoor enjoyment. To the side of the property is a useful brick-built storage area.

Utilities:

Full fibre broadband available.
Mains gas, water and electric.

Tenure:

Leasehold
Term: 125 years from 03 December 2001
Ground rent: £10 PA
Service charge: £253 PA

Local Authority:

Norwich City Council - Tax Band A

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	69	75
(55-68) D		
(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

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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