







38 Oak Street I I Norwich I NR3 3AE

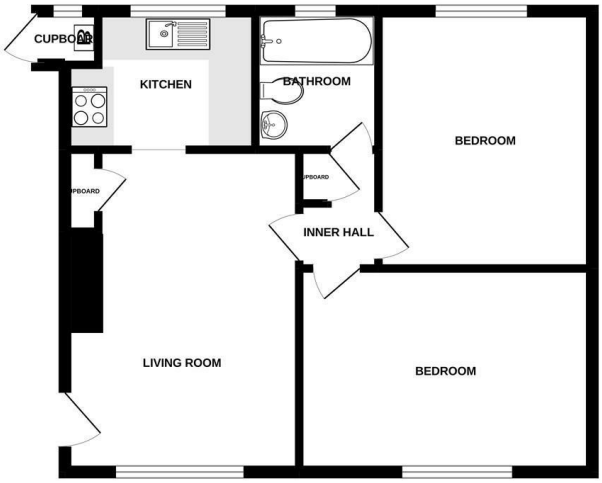
Asking Price £150,000

NO ONWARD CHAIN Gilson Bailey are delighted to offer this, TWO bedroom, ex-local authority, GROUND floor flat. The property is within walking distance of the city centre with accommodation comprising TWO DOUBLE BEDROOMS, BATHROOM, LOUNGE/DINING AREA and FITTED KITCHEN. The property benefits from uPVC double glazing and gas central heating. Outside there are well maintained communal grounds and permit parking available. The property would make an excellent first time purchase or buy-to-let investment.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location
The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

Accommodation Comprises
Door to

Entrance Hall
Communal entrance lobby.

Living Room 14'5" x 10'9"
Large living room with big front aspect window which allows much natural light in providing the room with a bright and welcoming feel. Built in storage cupboard, BT point, radiator.

Kitchen 8'6" x 6'10"
Modern kitchen with ample storage and work surface. Appliances include electric cooker, cooker hood, dishwasher, washing machine and fridge/freezer.

Bedroom One 11'9" x 9'10"
Double bedroom, rear aspect window overlooking the gardens, radiator.

Bedroom Two 12'9" x 8'6"
Second double bedroom, front aspect window, radiator.

Bathroom
Modern white suite comprising bath with shower over, WC and wash basin. Frosted window, radiator.

Outside
Well maintained communal gardens. Brick build secure private store.

Parking
On street permit parking.

Tenure
Leasehold
Term: 125 years from 14 September 1998
Service Charge: £295pa
Ground Rent: £10pa

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

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.

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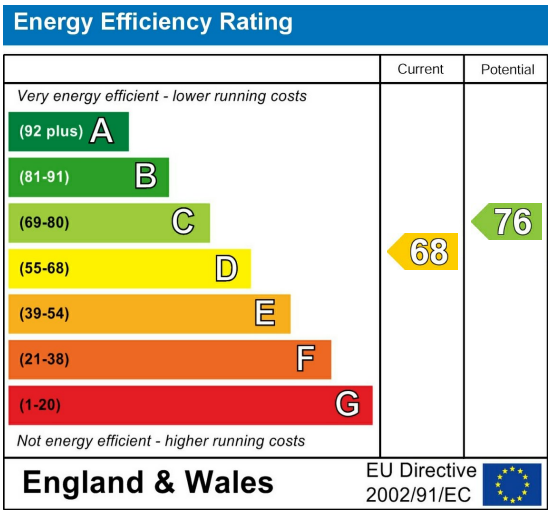
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Tenure

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.