



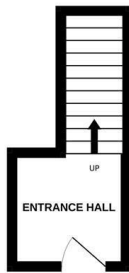
14a Bishop Bridge Road | Thorpe Hamlet | Norwich

Guide Price £125,000

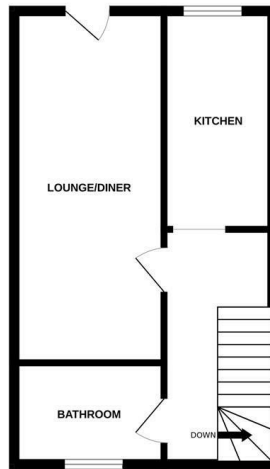
GUIDE PRICE: £125,000 - £130,000 ****GLORIOUS RIVER VIEWS AND WITHIN WALKING DISTANCE TO THE CITY CENTRE**** Gilson Bailey are delighted to offer this well presented, ONE BEDROOM MAISONETTE located to the east of Norwich within WALKING DISTANCE TO THE CITY CENTRE. Accommodation comprising entrance hall to the ground floor. On the first floor there is a lounge with RIVER VIEWS, kitchen and bathroom and to the second floor there is a bedroom. Outside there is a car park to the rear providing off road parking. The maisonette benefits from double glazing, storage heating and is offered with NO ONWARD CHAIN. The property would make an excellent first time purchase or buy to let investment so be quick to book a viewing.



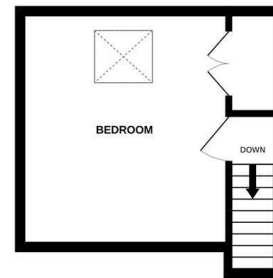
GROUND FLOOR



1ST FLOOR



2ND 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

Bishop Bridge Road can be found just to the east of the city enjoying riverside walks and is within walking distance to Norwich train station, Riverside development, Norwich Cathedral and the city centre itself. There is ease of access to the Norwich ring road and A47 southern bypass.

Accommodation Comprises

Front door to:

Entrance Hall

Stairs to:

First Floor Landing

Doors to lounge/diner, kitchen, bathroom and stairs to second floor.

Lounge/Diner 20'0" x 8'6"

PVC door to Juliet balcony, storage heater.

Kitchen 12'4" x 6'2"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, double glazed window.

Bathroom 7'11" x 5'8"

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

Second Floor Landing

Door to:

Bedroom 13'1" x 12'2"

Velux window, storage heater, built in cupboard.

Outside

Car park providing allocated off road parking accessed along the river via Barrack Street (past Zak's) with pedestrian access to Bishop Bridge Road. Permit parking is also available.

Local Authority

Norwich City Council, Tax Band A.


Tenure

Leasehold - Term 125 years from 25th December 1987. Please note ground rent is £75 per annum and service charges/buildings insurance are £700 per annum. For further information please contact the office.

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		
(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, 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.