



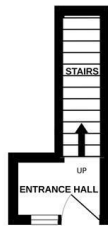
26 Templere | | Norwich | NR3 4EF

Offers In Excess Of £170,000

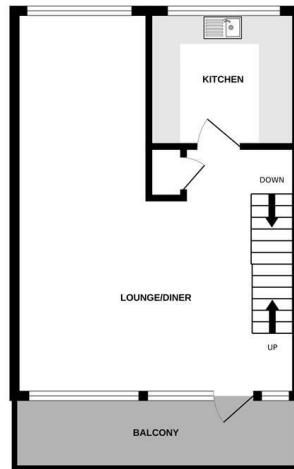
**** INCREDIBLY SPACIOUS MAISONETTE WITH A BALCONY AND GARAGE ****
Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, MAISONETTE OFFERED WITH NO ONWARD CHAIN, situated in the highly sought after NR3 area of Norwich within walking distance to the City Centre. Accommodation comprising a private entrance hall with stairs to first floor. On the first floor there is a large lounge/diner and kitchen, to the second floor there are THREE BEDROOMS and a bathroom off landing. Outside there is an EN-BLOC GARAGE. The maisonette benefits from double glazing, electric heating, and A LONG LEASE . The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.



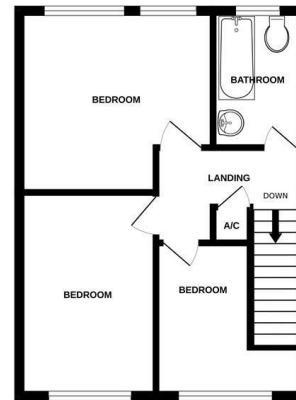
GROUND FLOOR



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

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the city centre with ease of access to the Norwich Ring Road and NDR.

Accommodation Comprises

Front door to

Entrance Hall

Stairs to first floor

Lounge/Diner 22'6" x 16'7"

Double glazed window, two electric heaters, door to balcony, stairs

Kitchen 8'5" x 8'0"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed windows

Bedroom One 11'10" x 7'10"

Double glazed window, electric heater

Bedroom Two 11'3" x 10'9"

Double glazed window, electric heater

Bedroom Three 8'10" x 8'7"

Double glazed window.

Bathroom 8'2" x 5'1"

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

Outside

Communal gardens and an en bloc garage.

Local Authority

Norwich City Council - Tax Band B

Tenure

Leasehold

Term: 999 years from 1 January 1973

Service Charge: £750pa

Utilities

Ultrafast Broadband available.


Mains electric and water

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	69	77
(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 B

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.