



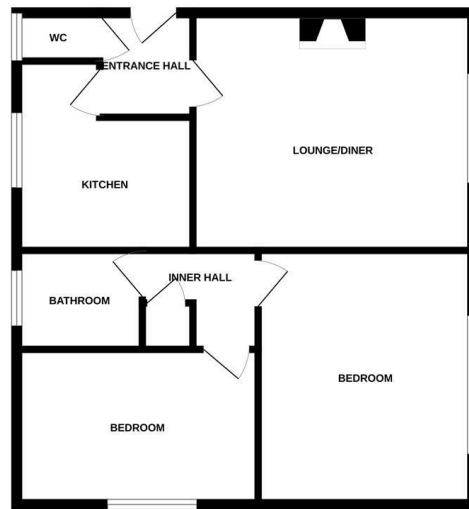
## 93C Brian Avenue | | Norwich | NR1 2PD

**£220,000**

**\*\*FULLY RENOVATED FLAT OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to present this spacious, renovated, two-bedroom first-floor flat, superbly located on a highly sought-after tree-lined road to the south of Norwich. The property offers well-proportioned accommodation comprising a secure intercom entry system, welcoming entrance hall, light and airy lounge/diner, modern fitted kitchen, two bedrooms, stylish bathroom, and separate WC. Outside, the home benefits from its own private front garden and an allocated off-road parking space. Further features include double glazing, gas central heating, and the property is offered with no onward chain, making for a smooth and straightforward purchase. With excellent access to local amenities and transport links, this attractive flat would make an ideal first-time buy or a smart buy-to-let investment. Early viewing is strongly advised.



## FIRST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements, dimensions, fixtures and fittings are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, equipment and appliances shown here are not intended and no guarantee is given for their availability or otherwise. Call us to view. Made with MyPlan 2.0.20

### Location

The favoured south city of Norwich offers good access to and from the City centre along with popular local amenities to include schooling, shops, supermarkets, pubs and restaurants. There is ease of access to Norwich Bus station, Chapelfield Gardens, University of East Anglia, Norfolk and Norwich University Hospital, A11 and the A47 southern bypass.

### Accommodation Comprises

Secure intercom entry with stairs to first floor. Front door to:

#### Entrance Hall

Doors to lounge/diner, kitchen and WC.

#### Lounge/Diner 14'11" x 12'11"

Double glazed window, radiator.

#### Kitchen 9'11" x 9'8"

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

#### Bedroom One 13'11" x 11'11"

Double glazed window, radiator.

#### Bedroom Two 12'11" x 8'8"

Double glazed window, radiator.

#### Bathroom 6'5" x 4'9"

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

#### WC

Low level WC, frosted double glazed window.

### Outside

Private front garden and one off road parking space.

### Local Authority

Norwich City Council, Tax Band B.

### Tenure

Leasehold - Leasehold - Term 125 years from 29 September 1980. Please note ground rent is £50pa and service/maintenance charges are £60 per month. For further information, please contact the office.


### Utilities

Fibre to the cabinet broadband available.  
Mains gas, water and electric.

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.