



164 Templere I I Norwich I NR3 4EE

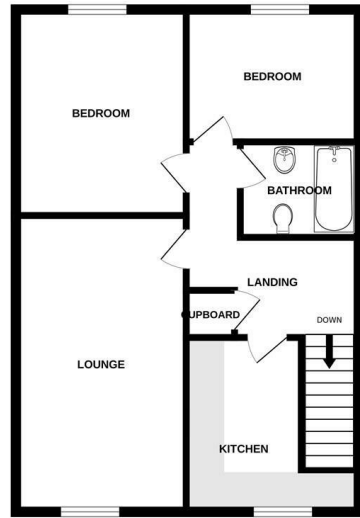
£140,000

**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this spacious two-bedroom first-floor apartment, ideally located in the highly sought-after NR3 area of Norwich, within easy walking distance of the City Centre. Offering bright and well-proportioned accommodation throughout, the property comprises a private entrance hall with stairs rising to the first-floor landing, a generous lounge, fitted kitchen, two comfortable bedrooms and a bathroom. Externally, residents can enjoy well-maintained communal gardens, together with the added benefit of an en-bloc garage providing valuable storage or secure parking. Further advantages include double glazing, electric heating, a long lease and the added convenience of being offered with no onward chain. Perfectly positioned to enjoy the vibrant selection of local amenities, cafés and transport links that make NR3 such a desirable place to live, this fantastic apartment is an excellent opportunity for first-time buyers and buy-to-let investors alike, and early viewing is highly recommended.



GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, wall thickness, levels 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 a guide only. Any prospective purchaser should verify the accuracy of the description and measurements before entering into any contract. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropac (2020).

## 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 leading to first floor.

### Lounge 9'9" x 16'10"

Large lounge with storage heater and UPVC window.

### Kitchen 8'6" x 9'6"

Modern kitchen with range of base units and work surface.

### Bedroom One 9'10" x 11'8"

Double bedroom with storage heater and UPVC window.

### Bedroom Two 7'2" x 9'7"

Double bedroom with storage heater and UPVC window.

### Bathroom

Comprising shower over bath, low level WC, basin.

### Garage

Up and over door.

## Local Authority

Norwich City Council, Tax Band A

## Tenure

Leasehold - Term 999 years from 1 January 1973. Please note ground rent is £20 per annum and service/maintenance charges are £710 per annum. For further information, please contact the office.

## Utilities

Fibre to the cabinet.  
Mains 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.