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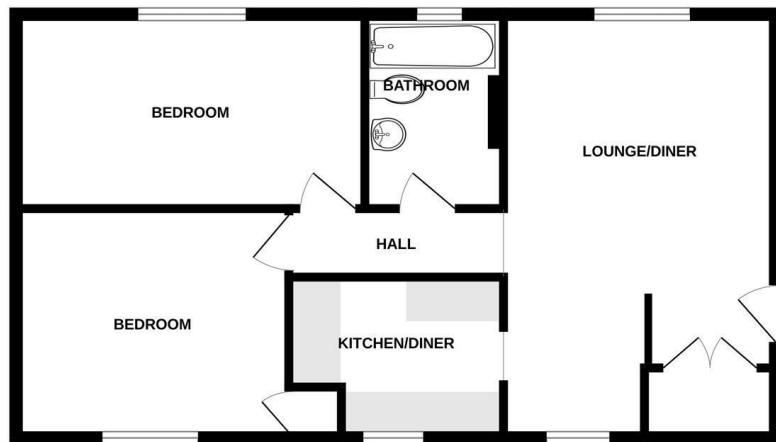
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**42 Regina Road | Norwich | NR1 3QZ**

**Guide Price £170,000**

\*\*GUIDE PRICE £170,000 TO £180,000 \*\*OFFERED WITH NO ONWARD CHAIN\*\*  
Gilson Bailey are delighted to offer this TWO BEDROOM, GROUND FLOOR FLAT situated to the south of Norwich WITHIN WALKING DISTANCE TO THE CITY CENTRE. Accommodation comprising lounge/diner, kitchen, TWO BEDROOMS and a bathroom. Outside there are lawned communal gardens and residents permit parking. The flat benefits from double glazing, gas heating, A LONG LEASE and is OFFERED WITH NO ONWARD CHAIN. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing.

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**GROUND FLOOR**


Whilst every attempt has been made to ensure the accuracy of the details contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility lies with the vendor or agent for any 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 condition can be given.  
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**Location**

Situated to the south of the city centre with all the amenities the city offers including restaurants, bars, coffee shops plus extensive shopping and good access to both the University of East Anglia and Norfolk & Norwich University Hospital, A11, A47 southern by-pass and local schooling for all ages. Sainsbury's superstore, other Locals shops and popular pubs are also close by.

**Accommodation Comprises**

Front door to:

**Lounge/Diner 19'2" x 12'8"**

Two double glazed windows, radiator, storage cupboard.

**Kitchen 16'6" x 5'6"**

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

**Bedroom One 15'2" x 8'5"**

Double glazed window, radiator.

**Bedroom Two 12'10" x 8'11"**

Double glazed window, radiator, built in wardrobe.

**Bathroom**

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

**Outside**

Lawned communal gardens, storage shed and residents permit parking.

**Local Authority**

Norwich City Council, Tax Band A.

**Tenure**

Tenure - Leasehold - Term 125 years from 12 December 2016. Please note ground rent is £10 per annum and service/maintenance charges are £299.58 per annum For further information, please contact the office.

**Utilities**

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



### 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>	75	77
(55-68) <b>D</b>		
(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.

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 01603764444