



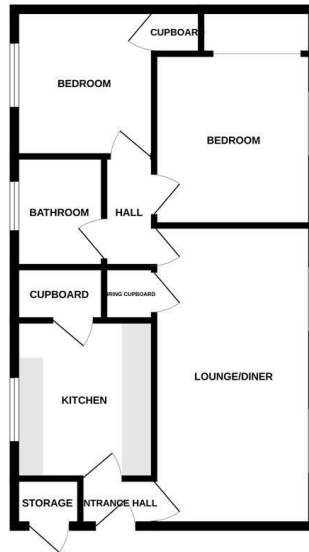
23 Sunny Hill | | Norwich | NR1 2ER

£145,000

****WALKING DISTANCE TO THE CITY CENTRE**** Gilson Bailey are delighted to offer this well-presented two-bedroom first-floor flat, ideally located to the south of Norwich within easy walking distance of the City Centre. The property features a modern kitchen, a spacious lounge/diner, two generous bedrooms, and a contemporary bathroom. Outside, permit parking is available, and the flat further benefits from double glazing, gas central heating, and is in excellent condition throughout. Perfect as a first-time buy or investment opportunity, this superb home combines comfort, convenience, and style in a fantastic city location. Be quick to book your viewing—this one won't be around for long!



FIRST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other details 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 such for any prospective purchase. The services, fixtures and appliances shown here are not intended to constitute a guarantee as to their operation or efficiency and are for general use only.

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

Front door to:

Entrance Hall

Doors to lounge/diner and kitchen.

Lounge/Diner 18'9" x 10'0"

Two double glazed windows, two radiators, cupboard.

Kitchen 11'1" x 8'7"

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

Bedroom One 11'4" x 10'1"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 9'4" x 8'7"

Double glazed window, radiator, built in wardrobe.

Bathroom 6'11" x 5'4"

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

Outside

Permit parking.

Local Authority

Norwich City Council, Tax Band A.


Tenure

Leasehold - Term 125 years from 13 November 2003. Please note ground rent is £10 per annum and service/maintenance charges are £380 per annum. For further information, please contact the office.

Utilities

Full fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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.

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