



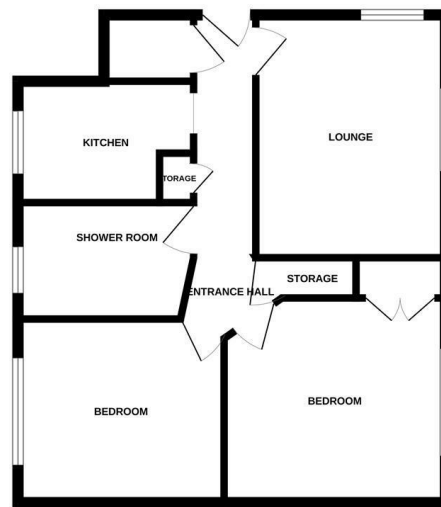
**29 Locksley Road | | Norwich | NR4 6LG**

## **Guide Price £155,000**

**\*\*GUIDE PRICE £155,000 - £165,000 GROUND FLOOR FLAT WITH FRONT AND REAR GARDENS\*\*** Gilson Bailey are delighted to present this two-bedroom ground floor flat, ideally situated to the south of Norwich and offered with no onward chain. The property features a lounge, fitted kitchen, two bedrooms and a modern shower room, complemented by double glazing and gas central heating throughout. Externally, buyers will appreciate the rare benefit of enclosed front and rear gardens along with a brick-built storage shed. An excellent opportunity for first-time buyers or investors alike, this well-located home offers strong rental potential and must be viewed early to avoid disappointment.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, levels and any other data are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any generative purposes. The layout, contents and appearance shown here are not intended and no guarantee is to be made as to their accuracy or otherwise. Made with Metaphor 10/2020

### Location

Situated just to the south of Norwich close to amenities including schooling, selection of shops, Tesco superstore and very good access to the A47 Southern Bypass, University of East Anglia, University Hospital and Norwich city centre.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge, kitchen, two bedrooms and shower room.

#### Lounge 13'9" x 10'10"

Two double glazed windows, radiator.

#### Kitchen 8'3" x 7'1"

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 12'6" x 10'9"

Double glazed window, radiator, built in wardrobes.

#### Bedroom Two 10'10" x 10'0"

Double glazed window, radiator.

#### Shower Room 8'3" x 4'3"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

### Outside

Small front and garden and a good sized, enclosed rear garden and brick built storage shed.

### Local Authority

Norwich City Council, Tax Band A.

### Tenure


Leasehold - Term 125 years from 23 January 1984. Please note ground rent is £10 per annum and service charge is £424 per annum. For further information, please contact the office.

### Utilities

Full fibre broadband available.  
Mains gas, water and electric.



### 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>74</b>	<b>77</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 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.