







36 Bevan Close I I Norwich I NR5 8NX

£160,000

PRIVATE REAR GARDEN AND OFF ROAD PARKING OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this spacious two-bedroom first-floor flat, ideally situated to the west of Norwich and enjoying attractive views over the surrounding open countryside. Offering well-proportioned accommodation throughout, this appealing property presents an excellent opportunity for first-time buyers, investors or those seeking a conveniently located home with a peaceful outlook. The accommodation comprises an entrance hall, a comfortable lounge, a fitted kitchen, two bedrooms and a bathroom. Outside, the property benefits from a driveway providing off-road parking together with an outside shed and enclosed rear garden, offering a valuable outdoor space to relax and enjoy. Further benefits include double glazing, gas central heating and the significant advantage of being offered with no onward chain, allowing for a potentially smooth and straightforward purchase. Combining countryside views with convenient access to Norwich and local amenities, this fantastic property represents an excellent first-time purchase or buy-to-let investment, and early viewing is highly recommended.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 operability or efficiency can be given.
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Location
Bevan Close is located to the west of Norwich within walking distance to the University of East Anglia and is close by to many other local amenities including schooling, shops, pubs restaurants and supermarkets with regular bus routes to and from the city centre. There is ease of access to the A47 and A11.

Accommodation Comprises
Front door to:

Entrance Hall
With stairs to first floor landing, loft ladder and access.

Landing
Doors to lounge, kitchen, two bedrooms and bathroom.

Lounge 14'11" x 10'9"
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 12'7" x 9'8"
Double glazed window, radiator, built in wardrobe.

Bedroom Two 10'10" x 10'0"
Double glazed window, radiator.

Bathroom 8'3" x 4'6"
Panelled bath with shower over, low level WC, hand wash basin, heated towel rail.

Outside
Driveway providing off road parking, enclosed paved garden and a shed with power and lighting and space for tumble dryer.

Local Authority
Norwich City Council, Tax Band A.

Tenure
Leasehold - Term 125 years from 9 February 2004. Please note ground rent is £10 per annum and service charge is £290 per annum. For further information, please contact the office.

Utilities
Fibre to the cabinet.
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.

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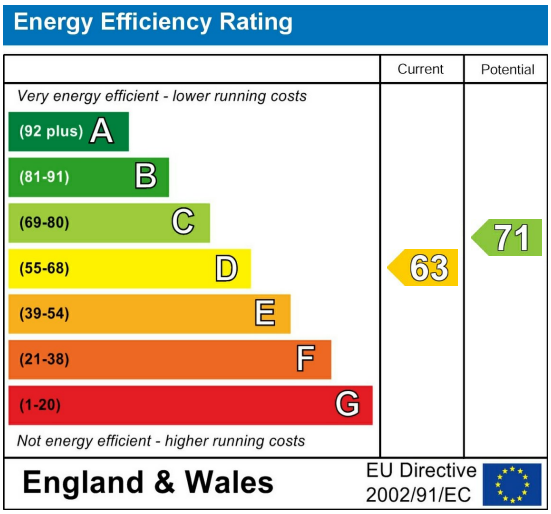












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Norwich City Council, Tax Band A

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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.