







5 Wessex Street I I Norwich I NR2 2TJ

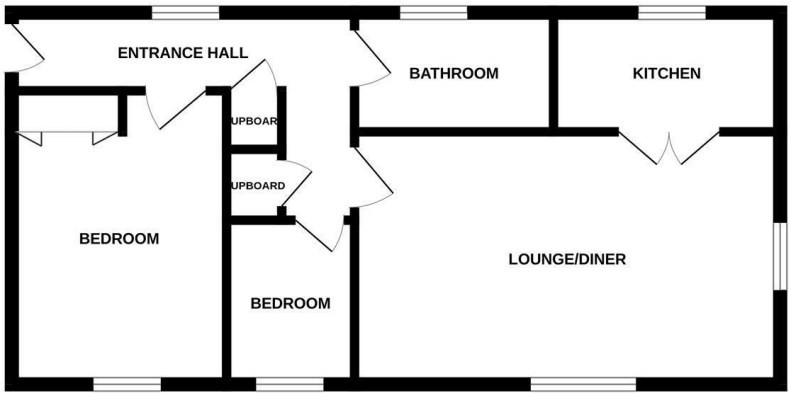
Guide Price £160,000

GUIDE PRICE £160,000 - £170,000 OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this spacious and well-proportioned, two bedroom first floor flat, pleasantly tucked away in a convenient position to the west of Norwich, within walking distance of the City Centre, and offered with the significant advantage of no onward chain. Providing comfortable and practical accommodation, this appealing property presents an excellent opportunity for first-time buyers looking to get onto the property ladder in a desirable location. Accessed via secure intercom entry, the flat comprises a welcoming private entrance hall leading into a generous lounge/diner, offering plenty of space for relaxing, dining and entertaining, alongside a fitted kitchen, bathroom and two well-proportioned bedrooms. Outside, the property benefits from the valuable advantage of one off-road parking space, providing added convenience so close to the City Centre. Further benefits include double glazing and electric heating. Combining spacious accommodation, two bedrooms, private parking and a tucked-away setting within easy reach of central Norwich, this attractive chain-free flat would make a fantastic first-time purchase, so be quick to book a viewing.

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FIRST FLOOR



NR2 2TJ

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
Wessex Street is located close by to many local amenities including schooling, popular local shops, pubs, restaurants, supermarkets and is within walking distance to the City Centre. There is also good access to the University of East Anglia and the Norfolk and Norwich University Hospital.

Accommodation Comprises
Secure intercom entry with stairs to first floor. Front door to:

Entrance Hall
Doors to lounge/diner, two bedrooms and bathroom.

Lounge/Diner 17'1" x 10'2"
Two double glazed windows, electric heater.

Kitchen 10'9" x 5'1"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, double glazed window.

Bedroom One 10'7" x 8'9"
Double glazed window, electric heater, built in wardrobe.

Bedroom Two 8'0" x 6'11"
Double glazed window, electric heater.

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

Outside
One off road parking space.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Leasehold
Tenure: 125 years from 1 January 2004
Service Charge: £1843 per annum
Ground Rent: £100 per annum

Utilities
Cable broadband.
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.

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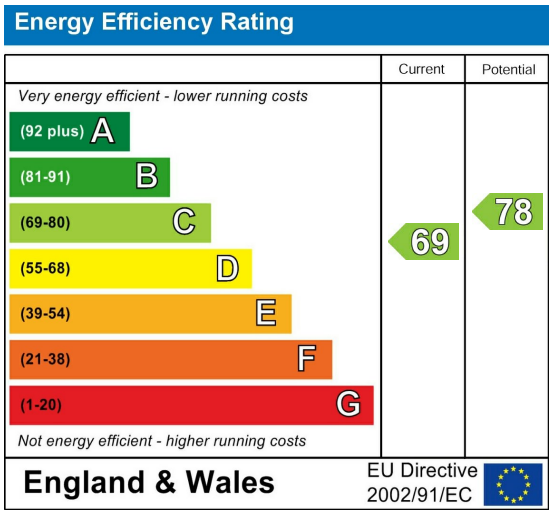












Local Authority

Norwich City Council, Tax Band B

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.