



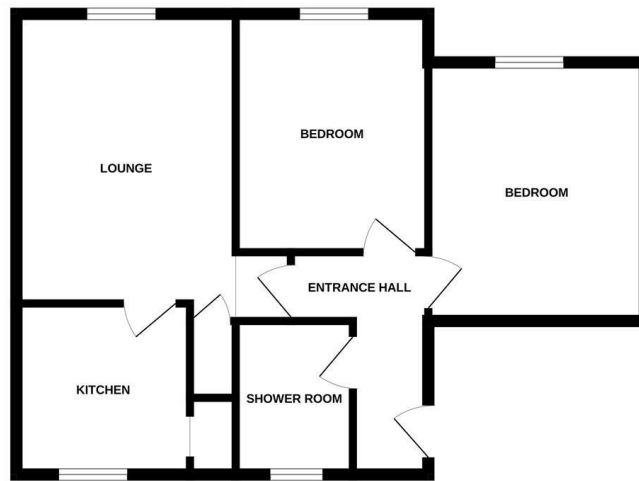
**47 Gilman Road | | Norwich | NR3 4JB**

**£140,000**

**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this two-bedroom ground floor apartment, tucked away in a peaceful and secluded position beside Mousehold Heath in the highly sought-after NR3 area of Norwich. Accessed via a secure communal entrance, the accommodation offers an entrance hall leading to a lounge, a well-appointed kitchen, two bedrooms and a shower room. Externally, residents can enjoy attractive communal gardens along with the convenience of an allocated off-road parking space. The property further benefits from electric storage heating, a long lease and the significant advantage of being offered with no onward chain, making it an ideal purchase for first-time buyers taking their first step onto the property ladder or investors seeking a strong buy-to-let opportunity in one of Norwich's most popular locations. Early viewing is highly recommended to fully appreciate all this lovely home has to offer.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, doors 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 inspected and no guarantee is given regarding their condition or effectiveness. Made with Metropac (2020)

### Location

Gilman Road is within walking distance of the City centre and Mousehold Heath, located close by to many local amenities including schooling, popular local pubs, shops, restaurants and supermarkets. There is ease of access to the Norwich Ring Road, NDR, Norwich international Airport and Norwich train station.

### Accommodation Comprises

Secure intercom entry with front door to:

#### Entrance Hall

Doors to lounge, two bedrooms and shower room.

#### Lounge 14'9" x 10'6"

Double glazed window, electric heater.

#### Kitchen 9'1" x 7'3"

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

#### Bedroom One 11'3" x 10'5"

Double glazed window, electric heater.

#### Bedroom Two 11'5" x 8'9"

Double glazed window, electric heater.

#### Shower Room 6'2" x 5'7"

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

### Outside

Communal gardens and one off road parking space.

### Local Authority

Norwich City Council, Tax Band B.

### Tenure

Leasehold – Term 999 years from 1 September 1982. Please note service/maintenance charges are £960 per annum and ground rent is £40 per annum. For further information, please contact the office.


### Utilities

Fibre to the property.  
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.


**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>		<b>75</b>
(55-68) <b>D</b>	<b>63</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 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.