



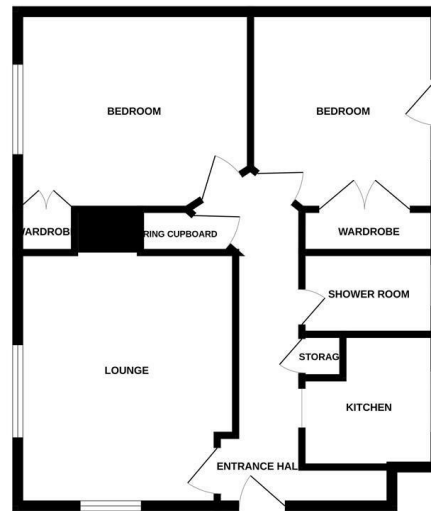
33 Watkin Road | | Norwich | NR4 6LH

£160,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this two-bedroom ground floor apartment, perfectly positioned to the south of Norwich and offering an exceptional opportunity for first-time buyers, downsizers, or savvy investors alike. The property welcomes you with a spacious entrance hall leading to a bright and inviting lounge, a well-appointed kitchen, two generously sized bedrooms, and a shower room. Outside, the home continues to impress with one off road parking and front and rear gardens, providing delightful spaces to relax, entertain, or enjoy a morning coffee. Further benefits include double glazing, gas central heating, and the significant advantage of being offered with no onward chain, ensuring a smooth and straightforward purchase. Combining comfort, convenience, and fantastic investment potential, this wonderful home is sure to attract strong interest, so early viewing is highly recommended.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, volumes, areas and any other thing are approximate and not guaranteed to reflect the actual situation in the statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The vendor, agent and appraiser accept no liability for any errors or omissions. Plans are subject to change without notice.

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, kitchen, two bedrooms and shower room.

Lounge 13'8" x 10'10"

Two double glazed windows, radiator.

Kitchen 8'2" x 7'1"

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

Bedroom One 12'7" x 10'9"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 9'11" x 9'3"

Double glazed window, radiator, built in wardrobe.

Shower Room 8'0" x 4'5"

Walk in shower, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside

Lawned front garden and an enclosed rear garden, off road parking space and a brick built storage shed.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold

Term 125 years from 8 February 1988

Service Charge £118.03 per annum

Ground Rent £10 per annum

Utilities

Fibre to the property.

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..



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	61	
(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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