



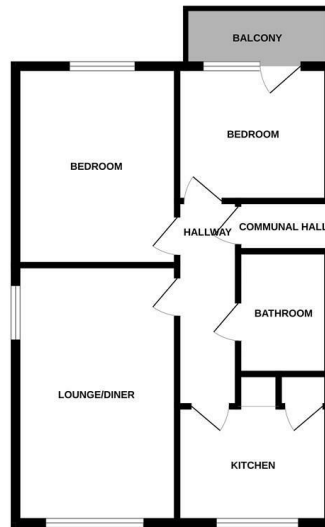
**44 White House Court | | Norwich | NR3 3UF**

## **Offers In Excess Of £130,000**

**\*\*FIRST FLOOR FLAT WITH A GARAGE AND NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this lovely two-bedroom first-floor flat, tucked away within the highly sought-after NR3 area of Norwich. Well-presented throughout, the accommodation comprises a welcoming entrance hall, a bright dual-aspect lounge/diner, fitted kitchen, bathroom and two well-proportioned bedrooms, with one benefiting from access to a private balcony. Externally, the property enjoys the advantage of an en-bloc garage and well-maintained communal lawned gardens. Further benefits include double glazing, electric heating, a long lease and the added advantage of no onward chain, making this an ideal opportunity for first-time buyers or buy-to-let investors alike.



FIRST FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown here are not intended to constitute a guarantee as to their operation or efficiency and may be given.  
Made with MyPlan 6.0.0.0

### Location

White House Court is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets with great public transport links to and from the City centre. There is ease of access to the Norwich Ring Road, Norwich International Airport and NDR.

### Accommodation Comprises

Communal entrance with stairs to first floor. Front door to:

#### Entrance Hall

Doors to lounge/diner, kitchen, two bedrooms and bathroom.

#### Lounge/Diner 15'11" x 10'0"

Two double glazed windows, electric heater.

#### Kitchen 9'5" x 7'0"

Fitted wall and base units with worktops over, sink and drainer, cooker included, fridge/freezer and washing machine, double glazed window.

#### Bedroom One 12'1" x 10'0"

Double glazed window, electric heater.

#### Bedroom Two 9'6" x 8'2"

Double glazed window, door to balcony, electric heater.

#### Bathroom 6'4" x 4'10"

Panelled bath with shower over, low level WC, hand wash basin, extractor fan.

### Outside

En-bloc garage and communal lawned gardens.

### Local Authority

Norwich City Council, Tax Band A.

### Tenure

Leasehold - Term 999 years from 01 January 1971. Please note ground rent and service/maintenance charges are £1100 per annum. For further information, please contact the office.

### Utilities

Cabinet 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.




### Local Authority

Norwich City Council, Tax Band A

### Tenure

Leasehold

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>75</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>51</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		

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.