







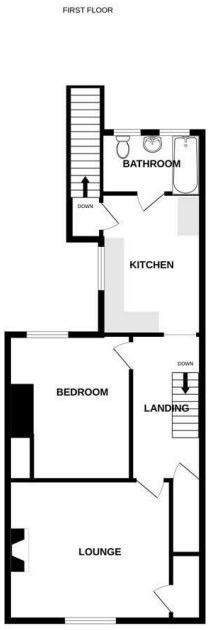
Flat 1, 88 Dereham Road I I Norwich I NR2 4BU

Guide Price £170,000

GUIDE PRICE £170,000 - £180,000FIRST FLOOR FLAT WITH ITS OWN PRIVATE GARDEN AND OFF ROAD PARKING SPACE** Gilson Bailey are delighted to offer this STUNNING AND SPACIOUS, ONE BEDROOM, FIRST FLOOR FLAT situated to the west of Norwich within walking distance to the City Centre. Accommodation comprising communal entrance with stairs to first floor landing, good sized lounge, modern kitchen with dining space, large bedroom and bathroom. Outside to the rear there is a low maintenance rear garden with a storage shed and access to your own private parking space. The flat benefits from double glazing, gas heating and is offered with no onward chain. The property would make a fantastic first time purchase or buy-to-let investment as is currently being used a successful AirBnB.

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Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
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Location
Dereham Road is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and has great access to and from the City centre. You are also within easy access to the University of East Anglia, the Norfolk and Norwich University Hospital and Norwich Ring Road.

Accommodation Comprises
Front door to:

Entrance Hall
Door to stairs up to the first floor.

Landing
Doors to lounge, bedroom, kitchen and large storage cupboard.

Lounge 15'0" x 13'1"
Double glazed window, radiator, storage cupboard.

Kitchen 12'11" x 9'1"
Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, double glazed window, radiator, door to stairs that lead down to garden.

Bedroom 13'3" x 11'8"
Double glazed window, radiator, storage cupboard.

Bathroom 9'3" x 5'7"
Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside
Paved garden with mature plants, timber shed, enclosed by fencing with rear gate access to off road parking space.

Local Authority
Norwich City Council, Tax Band A.

Tenure
Freehold

Utilities
Ultrafast full fibre broadband available.
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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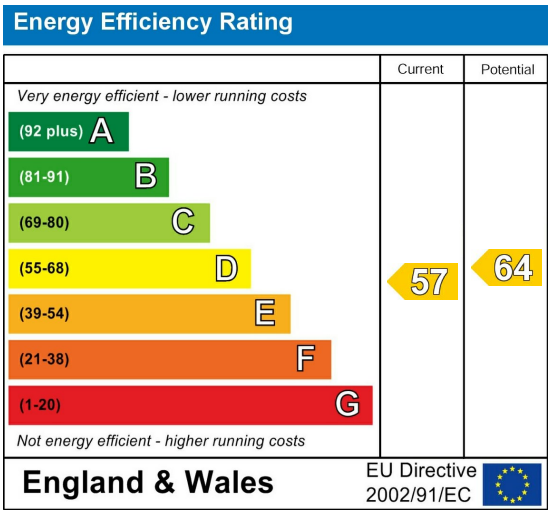












Local Authority

Norwich City Council, Tax Band A

Tenure

Freehold

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.