



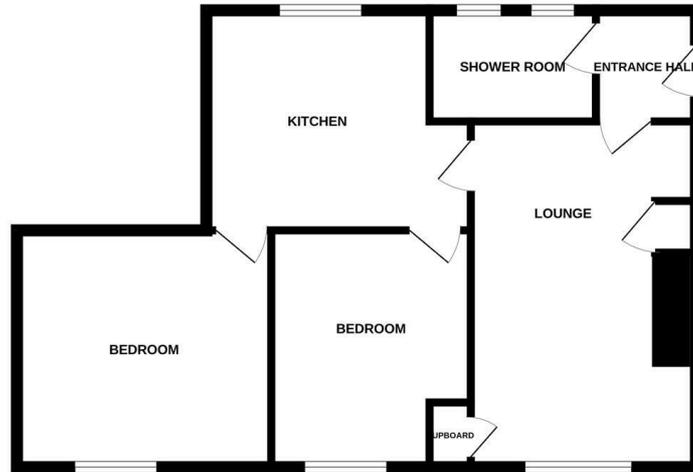
72 Lavengro Road | | Norwich | NR3 4RU

£140,000

****FIRST FLOOR FLAT WITH A GARDEN AND NO ONWARD CHAIN**** Gilson Bailey are delighted to present this spacious two-bedroom first-floor flat, ideally located in the ever-popular NR3 area of Norwich. Accessed via secure intercom entry, the property offers well-proportioned accommodation comprising an entrance hall, generous lounge, fitted kitchen, two bedrooms and a shower room. A standout feature is the large private rear garden – a rare and highly desirable benefit for a flat in this location. Further advantages include new carpets soon to be fitted, double glazing, gas central heating and the convenience of no onward chain, making this an excellent opportunity for first-time buyers and investors alike. Early viewing is strongly recommended to fully appreciate the space and location on offer.



FIRST FLOOR



While 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 or omission in measurement. 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 is given as to their operability or efficiency when given.
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Location

Lavengro Road is within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath, NDR and the Norwich Ring Road.

Accommodation Comprises:

Secure intercom entry to:

Communal Hallway

With staircase to first floor, door to:

Private Balcony Area

Front door to:

Entrance Hall

Door to shower room and lounge.

Lounge 17'9" x 10'11"

Double glazed window to front, two storage cupboards, radiator, gas back boiler and TV point.

Kitchen 12'10" x 10'8"

Two double glazed windows to rear, fitted wall and base units, work tops over, single sink and drainer, tiled splashbacks, space for fridge freezer, washing machine and cooker, radiator and doors to both bedrooms.

Bedroom One 12'1" x 11'7"

Double glazed window to front, radiator.

Bedroom Two 11'5" x 9'9"

Double glazed window to front and radiator.

Shower Room

Low level WC, wash basin, two frosted windows to rear, large shower, tiled splashbacks.

Rear Garden

Lawned rear garden enclosed by timber fencing, hedging with trees.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold- Term 125 years from 6 March 1989. Please note ground rent is £10 per annum and service/maintenance charges £350 per annum. For further information, please contact the office.

Utilities

Fibre to the property.
Mains gas, water and electric.


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.