

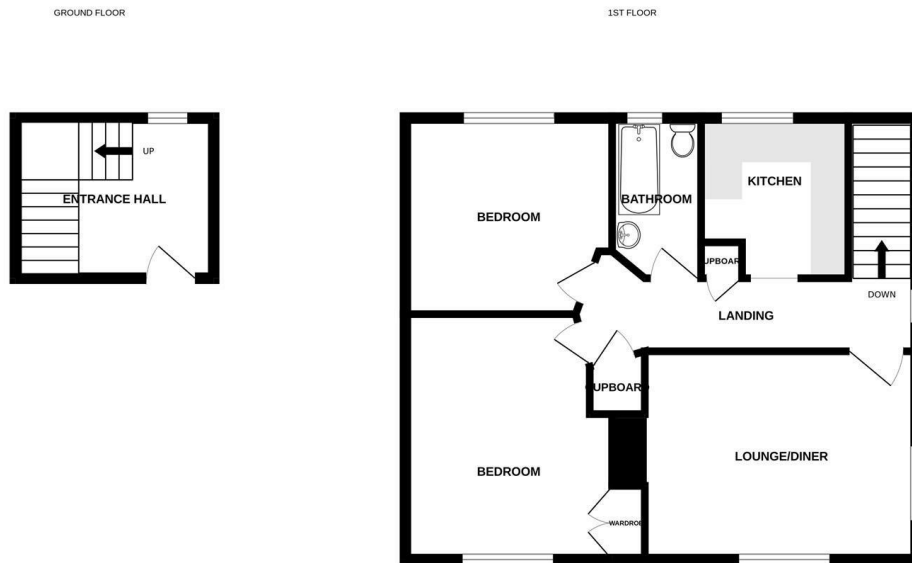


43 Latimer Road | | Norwich | NR1 2RR

£180,000

****RENOVATED FLAT WITH A PRIVATE GARDEN**** Gilson Bailey are delighted to offer this lovely, recently renovated first-floor flat, ideally situated to the south of Norwich and offering stylish, practical living throughout. Beautifully presented and ready to move straight into, the accommodation comprises an entrance hall, spacious lounge/diner, modern fitted kitchen, two well-proportioned bedrooms and a contemporary bathroom. Outside, the property benefits from on-street parking, while to the rear there is a private, mature garden along with a large brick-built storage shed, providing excellent additional storage. Further benefits include gas central heating, double glazing and an excellent standard of presentation throughout. Offering an exciting opportunity for first-time buyers looking to step onto the property ladder or investors seeking a promising buy-to-let investment, this attractive flat combines modern living, private outside space and a convenient location to create a wonderful home, so an early viewing is highly recommended.





Whilst 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, 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 tested and no guarantee as to their operability or efficiency can be given.
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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

With stairs to:

Landing

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

Lounge/Diner 15'7" x 10'7"

Two double glazed windows, radiator.

Kitchen 8'2" x 7'6"

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

Bedroom One 12'6" x 10'7"

Double glazed window, radiator, cupboard.

Bedroom Two 10'7" x 10'0"

Double glazed window, radiator.

Bathroom 8'2" x 4'6"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside

Enclosed lawned and paved garden, brick built storage shed and on street parking.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold – Term 125 years from 1 February 2021. Please note ground rent is £10 per annum and service/maintenance charges are £260 per annum. For further information, please contact the office.

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		
(55-68) D		
(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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