



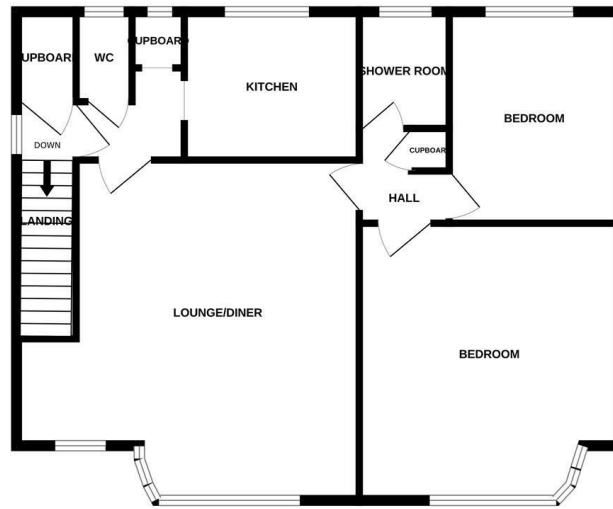
4 Lady Mary Road | | Norwich | NR1 2QZ

## Guide Price £190,000

**\*\*GUIDE PRICE £190,000 - £200,000 FIRST FLOOR FLAT WITH A GARDEN\*\***  
Gilson Bailey are delighted to present this spacious two-bedroom first-floor flat, ideally located within a sought-after south city position and perfectly suited to first-time buyers or investors alike. The well-proportioned accommodation includes an entrance hall, generous lounge/diner, fitted kitchen, two bedrooms, a modern shower room and separate WC, while outside the property benefits from a garden to the front. Further highlights include double glazing, gas central heating with a newly fitted boiler in 2025, and the added advantage of no onward chain—making this an excellent opportunity that should not be missed.



## 1ST 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, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are those stated and no guarantee as to their operation or efficiency can be given. Made with Metropac (2020)

### Location

Lady Mary Road can be found to the south of Norwich within walking distance of the City, bus station and Chapelfield shopping centre and gardens. Local amenities include schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, A47 southern bypass and Norwich Ring Road.

### Accommodation Comprises

Front door to:

#### Entrance Hall

With stairs to first floor.

#### Lounge/Diner 18'8" x 18'0"

Double glazed windows, radiator.

#### Kitchen 8'11" x 7'11"

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

#### Bedroom One 14'6" x 14'6"

Double glazed windows, radiator.

#### Bedroom Two 11'5" x 9'1"

Double glazed window, radiator.

#### Shower Room 6'2" x 4'11"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

#### WC

Low level WC, hand wash basin.

### Outside

Shingled garden with mature plants and shrubs.

### Local Authority

Norwich City Council, Tax Band B.

### Tenure

Leasehold – 125 years from 28 February 2014. Please note service/maintenance charges are N/A and ground rent is £150 per annum. For further information, please contact the office.

### Utilities


Full fibre broadband available.  
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</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	

### Local Authority

Norwich City Council, Tax Band B

### 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.

<https://www.gilsonbailey.co.uk>  
01603764444