



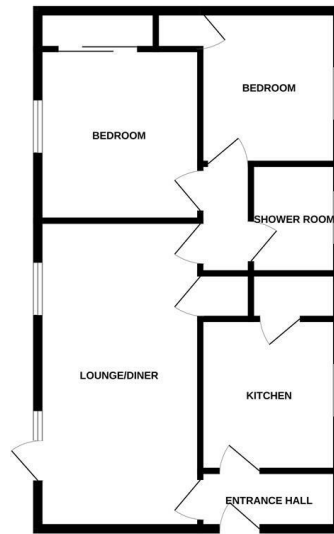
78 Pottergate | | Norwich | NR2 1DZ

Guide Price £165,000

****GROUND FLOOR FLAT WITH A GARDEN AND NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this two-bedroom ground floor flat, set right in the heart of the vibrant city centre, offering the perfect blend of convenience and comfort. This inviting home boasts an entrance hall leading through to a lounge/diner, alongside a well-equipped kitchen, two well-proportioned bedrooms, and a stylish shower room. Outside, the property truly shines with its own enclosed rear garden – a rare and tranquil escape – as well as residents' parking available on a first come, first served basis. Further benefits include double glazing, gas heating, and the significant advantage of no onward chain, ensuring a smooth and hassle-free purchase. Whether you're a first-time buyer or an investor seeking a prime opportunity, this fantastic home is sure to impress – early viewing is highly recommended.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan 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 by any prospective purchaser. The services, fixtures and appliances shown here are not shown to be in place and are to their condition at the time of the plan. Made with MyPlan 12/2011

Location

The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge/diner and kitchen.

Lounge/Diner 19'3" x 10'2"

Double glazed window, door to garden, radiator.

Kitchen 9'6" x 8'5"

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

Bedroom One 10'9" x 10'2"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 9'4" x 8'7"

Double glazed window, radiator, built in wardrobe.

Shower Room 6'10" x 5'4"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside

Enclosed lawned garden with mature plants, shrubs and trees with side gate access.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold - 125 years from 9 April 1990. Please note service/maintenance charges are £450.88 per annum and ground rent is £10 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	72	75
(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.