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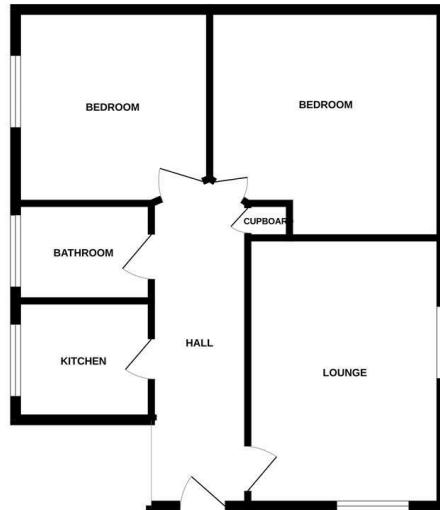
**14 Norgate Road | Norwich | NR4 7BT**

**Guide Price £170,000**

\*\*GUIDE PRICE: £170,000 - £180,000\*\* Ground floor flat with private front and rear gardens, offered with no onward chain. Situated in a highly sought-after south Norwich location, the property is ideally placed for Eaton Park, the University of East Anglia, Norfolk & Norwich Hospital and Colney Research Park. The well-presented accommodation comprises an entrance hall, lounge, fitted kitchen, two double bedrooms and a bathroom. Further benefits include gas central heating, uPVC double glazing and generous private gardens, including a lawned rear garden, front garden and a brick-built storage outbuilding. An ideal purchase for first-time buyers, downsizers or investors—early viewing is highly recommended.

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## GROUND FLOOR



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 we accept no responsibility for any errors, omissions or inaccuracies. The floorplan is for illustrative purposes only and should not be relied on as an accurate representation of the property. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Metriplex 02024

## Location

Providing good access to and from the City centre with ease of access to both the University of East Anglia and Norfolk and Norwich University Hospital. Local amenities include schooling, popular local shops, supermarkets, pubs and restaurants.

## Accommodation Comprises

Front door to:

### Entrance Hall

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

### Lounge/Diner 13'9" x 10'10"

Two double glazed windows, radiator.

### Kitchen 8'5" x 9'6"

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

### Bedroom One 11'9" x 12'2"

Double glazed window, radiator, built in wardrobe.

### Bedroom Two 11'9" x 12'2"

Double glazed window, radiator.

### Bathroom

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

### Outside

Brick built storage shed, an enclosed lawned rear garden and front garden with potential.

## Utilities

Fibre to the cabinet broadband available.  
 Mains gas, water and electric.

## Tenure

Leasehold  
 Term: 125 years from 12 October 2015  
 Service Charge: £235.30  
 Ground Rent: £10

## Local Authority

Norwich City Council - Tax Band A












### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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