



17 Danvers Crescent | Trowse | Norwich | NR14 8UH

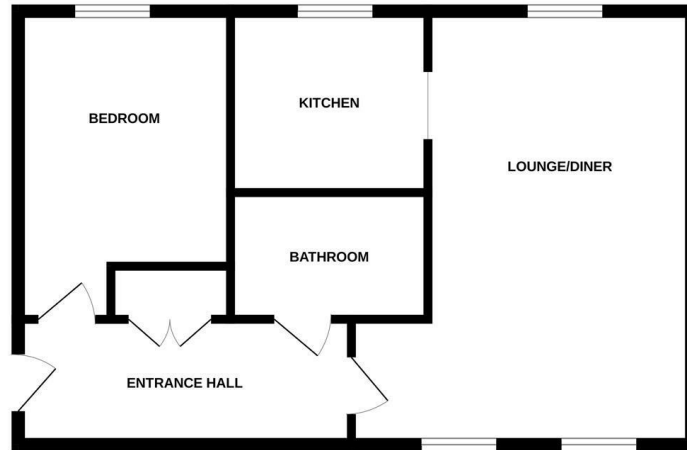
£78,000

****EXCELLENT FIRST TIME PURCHASE OPPORTUNITY OFFERED AT 40% OF MARKET VALUE**** Gilson Bailey are delighted to offer this modern and beautifully presented one-bedroom coach house, ideally situated on a popular contemporary development in the highly sought-after village of Trowse. Perfectly suited to first-time buyers, this stylish home offers bright and well-proportioned accommodation comprising a communal entrance, private entrance hall, a spacious lounge/diner, a modern fitted kitchen, a generous double bedroom and a well-appointed bathroom. Outside, the property benefits from a carport providing convenient off-road parking, while further features include double glazing, gas central heating, a long lease and the added advantage of being offered with no onward chain. Combining a desirable village setting with excellent access to Norwich City Centre, local amenities and transport links, this superb coach house presents an outstanding opportunity for those looking to step onto the property ladder. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

AGENTS NOTE : Please note this is offered as a resale of an affordable home at 40% of market value and the remaining rent share is £317.86 per month.



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, 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 have not been tested and no guarantee is given to their operability or efficiency can be given.
Made with Metropix G5006

Location

The sought after area of Trowse lies two miles south of the City centre of Norwich, and offers a wonderful variety of amenities including Whitlingham Country Park, dry ski slope, two public houses, café, village shop and excellent primary school, with easy access out onto the Southern Bypass.

Accommodation Comprises

Door to communal entrance with stairs to first floor and front door to:

Entrance Hall

Doors to lounge/diner, bedroom and bathroom.

Lounge/Diner 19'0" x 14'11"

Three double glazed windows, underfloor heating.

Kitchen 8'8" x 7'11"

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

Bedroom 14'6" x 9'3"

Double glazed window, underfloor heating.

Bathroom 7'4" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, extractor fan.

Outside

Carport providing off road parking.

Local Authority

South Norfolk District Council, Tax Band A.

Tenure

Leasehold

Term 990 years from and including 1 April 2023

Service Charge £16.61 per month

Rent £317.86 per month

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	83	83
(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

South Norfolk District 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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