



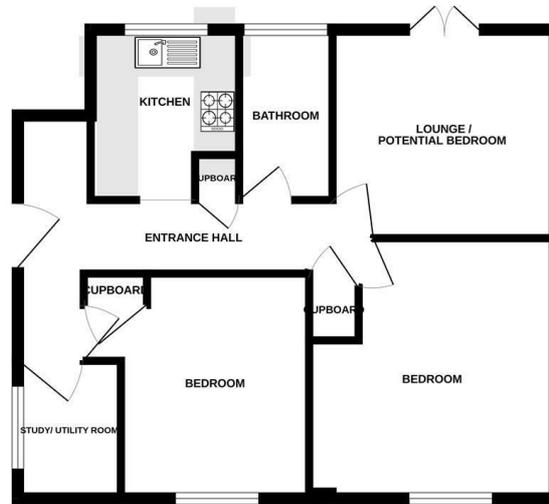
**30 Pettus Road | Eaton | Norwich | NR4 7BY**

**Offers In Excess Of £160,000**

**\*\* NO ONWARD CHAIN GROUND FLOOR FLAT WITH GARDEN \*\*** Gilson Bailey are delighted to offer this superb 2 bedroom ground floor flat, situated in a highly sought-after area, ideally placed for Eaton Park, the University of East Anglia, Norfolk & Norwich Hospital and Colney Research Park. Accommodation comprises an entrance hall, study/utility room, lounge, fitted kitchen, two double bedrooms and a bathroom. Further benefits include gas central heating, uPVC double glazing, an enclosed private rear garden, and outbuilding. The property is a ideal purchase for first-time buyers, downsizers or investors an early viewing is highly recommended.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, rooms and any other space are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used in conjunction with any other information provided. The accuracy, completeness and availability of the information is not guaranteed. No liability is accepted for any errors or omissions. Made with MyPlan 12/2017

### 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

Door to

### Hall

Doors to all rooms and storage/utility room.

### Storage/Utility 6'7" x 5'0"

Double glazed window space for fridge freezer

### Kitchen 8'2" x 7'1"

Double glazed window, fitted wall and base units, space for utilises, cooker, single sink and drainer

### Bathroom

Frosted window, low level WC, wash basin, bath with shower over.

### Bedroom One 12'7" x 10'9"

Double glazed window

### Bedroom Two 10'10" x 8'6"

Double glazed window, built in cupboard

### Lounge 10'10" x 9'10"

Doors to garden, tv point.

### Outside

Enclosed garden by timber fencing, mainly lawned and patio. Outside storage shed.

### Local Authority

Norwich City Council - Tax Band A

### Tenure

Leasehold

Term: 125 years from 17 April 2020

Service Charge: £235.30

Ground Rent: £10pa

### Utilities

Full fibre broadband available.

Mains gas, water and electric.



### Local Authority

Norwich City Council - Tax Band A

### Tenure

Leasehold

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>75</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>46</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		

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.