



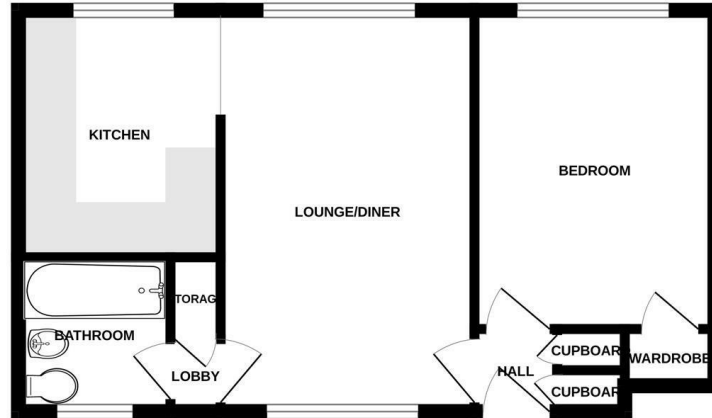
**36 Berners Street | | Norwich | NR3 2JW**

## **Offers In Excess Of £120,000**

**\*\*RENOVATED SECOND FLOOR FLAT\*\* \*\*VENDOR HAS FOUND\*\*** This stunning, fully renovated one-bedroom second-floor flat in the highly desirable NR3 area of Norwich is a must-see! Boasting a bright and spacious lounge/diner, a modern fitted kitchen, a contemporary bathroom, and a comfortable double bedroom, this property has been finished to an exceptionally high standard. Outside, enjoy well-kept communal gardens and convenient on-street parking, while double glazing and gas central heating add comfort and efficiency. Perfect as a first-time home or a buy-to-let investment, this flat offers style, convenience, and excellent value – don't miss the chance to make it yours!



## SECOND 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 no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.  
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### Location

Berners Street is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and has great public transport links to and from the city centre. There is good access to Mousehold Heath, Norwich Ring Road, Norwich train station and the NDR.

### Accommodation Comprises

Secure intercom entry with stairs to second floor. Front door to:

#### Entrance Hall

Doors to lounge/diner and bedroom.

#### Lounge/Diner 16'2" x 9'11"

Two double glazed windows, two radiators.

#### Kitchen 9'6" x 7'4"

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

#### Bedroom 12'5" x 9'5"

Double glazed window, radiator, storage cupboard.

#### Bathroom 6'2" x 5'5"

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

### Outside

Communal lawned gardens and on street parking.

### Local Authority

Norwich City Council, Tax Band A.

### Tenure


Leasehold - Term 125 years from 30 April 1990. Please note ground rent is £10 per annum and service/maintenance charges are £300 per annum. For further information, please contact the office.

### Utilities

Fibre broadband available.  
Mains gas, water and electric.



### 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>		
(55-68) <b>D</b>	68	73
(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 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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