



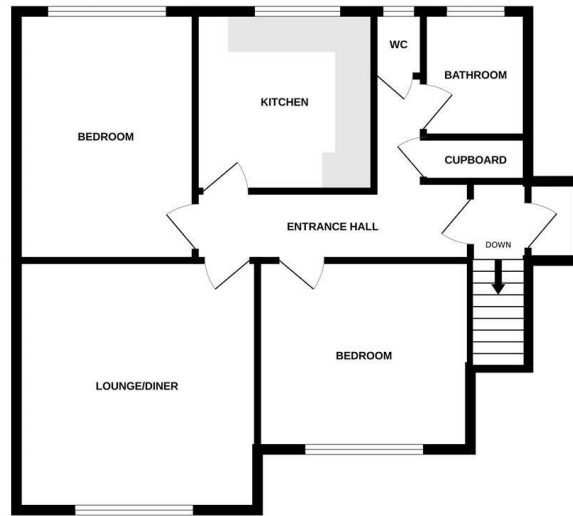
30 Christopher Close | | Norwich | NR1 2PQ

Guide Price £220,000

**** GUIDE PRICE £220,000 - £230,000 - LARGE PRIVATE GARDEN AND A GARAGE **** Gilson Bailey are delighted to offer this well presented two-bedroom first-floor flat, ideally positioned in a highly desirable south city location just a short stroll from the City Centre. The property boasts a spacious accommodation including a generous lounge/diner, well-appointed kitchen, two double bedrooms, newly fitted bathroom and separate WC, while outside there is the added benefit of off-road parking via a driveway and garage, along with a substantial lawned rear garden — a rare find for a flat. Further highlights include double glazing, gas central heating with a newly fitted boiler in 2025, share of freehold and the advantage of no onward chain, making this an exceptional opportunity for first-time buyers and investors alike. Early viewing is strongly recommended to fully appreciate all that this superb home has to offer.



FIRST FLOOR



We do not accept any liability for the accuracy of the floorplan contained here. Measurements of areas, volumes, heights and any other facts are approximate and are subject to change without notice. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual, current and accurate details have not been tested and the purchaser is to bear responsibility of reference only to the plan. Made with Homeplan 12.000.

Location

Christopher Close can be found to the south of Norwich within walking distance of the City, bus station and Chapelfield shopping centre and gardens. Local amenities include schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, A47 southern bypass and Norwich Ring Road.

Accommodation Comprises

Front door to.

Entrance Hall

With stairs to first floor landing.

Lounge/Diner 14'1" x 13'5"

Double glazed window, radiator.

Kitchen 9'11" x 9'11"

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

Bedroom One 14'0" x 9'10"

Double glazed window, radiator.

Bedroom Two 12'3" x 10'7"

Double glazed window, radiator.

Bathroom 6'9" x 5'10"

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

WC

Low level WC.

Outside

Driveway providing off road parking leading to a single garage and a large lawned rear garden.

Local Authority

Norwich City Council, Tax Band B

Tenure

Leasehold (share of freehold) – 125 years from 29.09.1977. Please note service/maintenance charges are £550 per annum and ground rent is N/A. For further information, please contact the office.

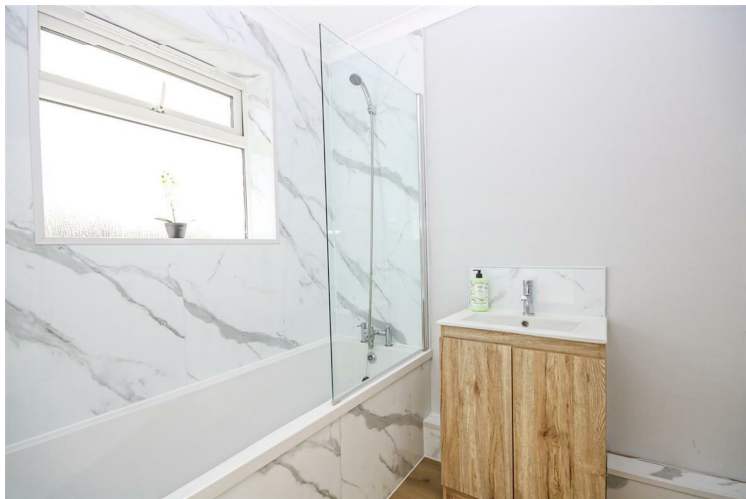
Utilities

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	73	79
(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

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Leasehold - Share of Freehold

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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