



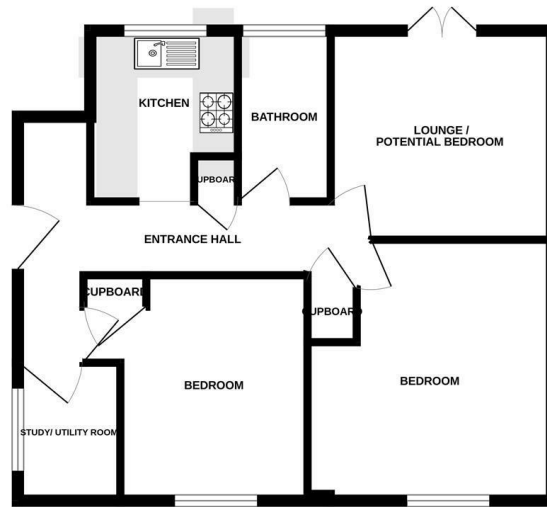
**30 Pettus Road | Eaton | Norwich | NR4 7BY**

## 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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors and any other items 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 architect, surveyor and quantities shall have no liability for any errors or omissions. Measurements are to the internal face of walls and doors unless otherwise stated. Made with MyPlan 12/2021

### 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.

### 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.




### 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.