



73 Heathgate | | Norwich | NR3 1PN

Guide Price £140,000

****GUIDE PRICE £140,000 - £150,000 SPACIOUS MAISONETTE WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this newly decorated, three bedroom maisonette located to the north of Norwich within walking distance of Norwich train station and the City Centre. Accommodation comprises entrance hall, lounge with balcony and kitchen to the first floor. On the second floor there are three bedrooms and a bathroom off landing. Outside there is permit parking available. The maisonette benefits from double glazing, gas heating and is offered with no onward chain. The property would make an excellent first time purchase or buy to let investment so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the floorplans 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 for any prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee is given to their condition or efficiency can be given.
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Location

Heathgate is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and is within walking distance to the City centre and Norwich train station. There is ease of access to Mousehold Heath and the Norwich Ring Road.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen and stairs to landing.

Lounge 14'11" x 14'9"

Double glazed window, two radiators, door to balcony, storage cupboard.

Kitchen 11'9" x 8'7"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, fitted oven, space for washing machine and fridge, double glazed window.

Landing

Doors to three bedrooms and bathroom.

Bedroom One 14'11" x 8'4"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 11'9" x 11'8"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 10'10" x 6'2"

Door to balcony, radiator.

Bathroom 6'5" x 6'1"

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

Outside

Permit parking available.

Local Authority

Norwich City Council, Tax Band A

Tenure

Leasehold – Term 125 years from 20 January 1986. Please note ground rent is £10 per annum and service/maintenance charges are £52 per calendar month. For further information, please contact the office.




Local Authority

Norwich City Council, Tax Band A

Tenure

Leasehold

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(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 	

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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