



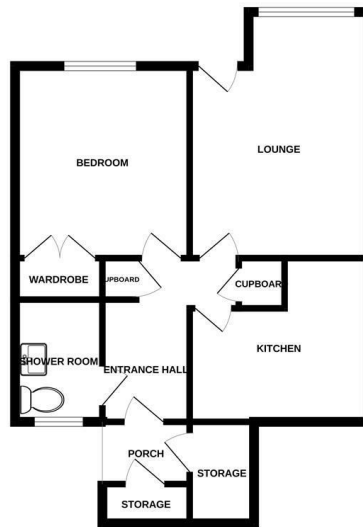
19 Violet Elvin Court | | Norwich | NR4 7JH

Guide Price £150,000

****OVER 55'S RETIREMENT BUNGALOW OFFERED WITH NO ONWARD CHAIN****
Gilson Bailey are delighted to offer this ONE BEDROOM, OVER 55'S, END TERRACE BUNGALOW situated to the west of Norwich. Accommodation comprising entrance hall, lounge, kitchen, bedroom and shower room. Outside there is communal gardens and OFF ROAD RESIDENTS PARKING. The bungalow benefits from double glazing, electric heating, residents common room, on site manager and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent downsize so be quick to book a viewing.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, fixtures and appliances shown here are not intended to constitute any warranty or to their availability or efficiency until they are given. Made with Metropack E2021

Location

Violet Elvin Court is located to the west of Norwich with close access to both the University of East Anglia and Norfolk and Norwich University Hospital. Local amenities include good schooling for all ages, popular shops, pubs and restaurants. There is ease of access to the Norwich ring road, A47 southern bypass and A11 with regular bus links to and from the city centre.

Leasehold – 125 years from and including 11 April 2013. Please note service/maintenance charges are £241 per month. For further information, please contact the office.

Accommodation Comprises

Front door to:

Lounge 15'1" x 10'9"

Double glazed window, door to gardens, storage heater.

Kitchen 9'8" x 10'9"

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

Bedroom 11'6" x 10'9"

Double glazed window, storage heater, built in wardrobe.

Shower Room

Walk in shower, low level WC, hand wash basin, frosted double glazed window.

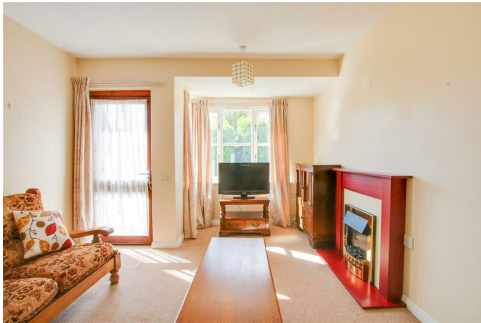
Outside


Outside storage cupboards, well kept communal gardens, residents parking.

Local Authority

Norwich City Council, Tax Band A.

Tenure


Energy Efficiency Rating

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

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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