

28 CHRISTOPHER CLOSE, NORWICH NR1 2PQ

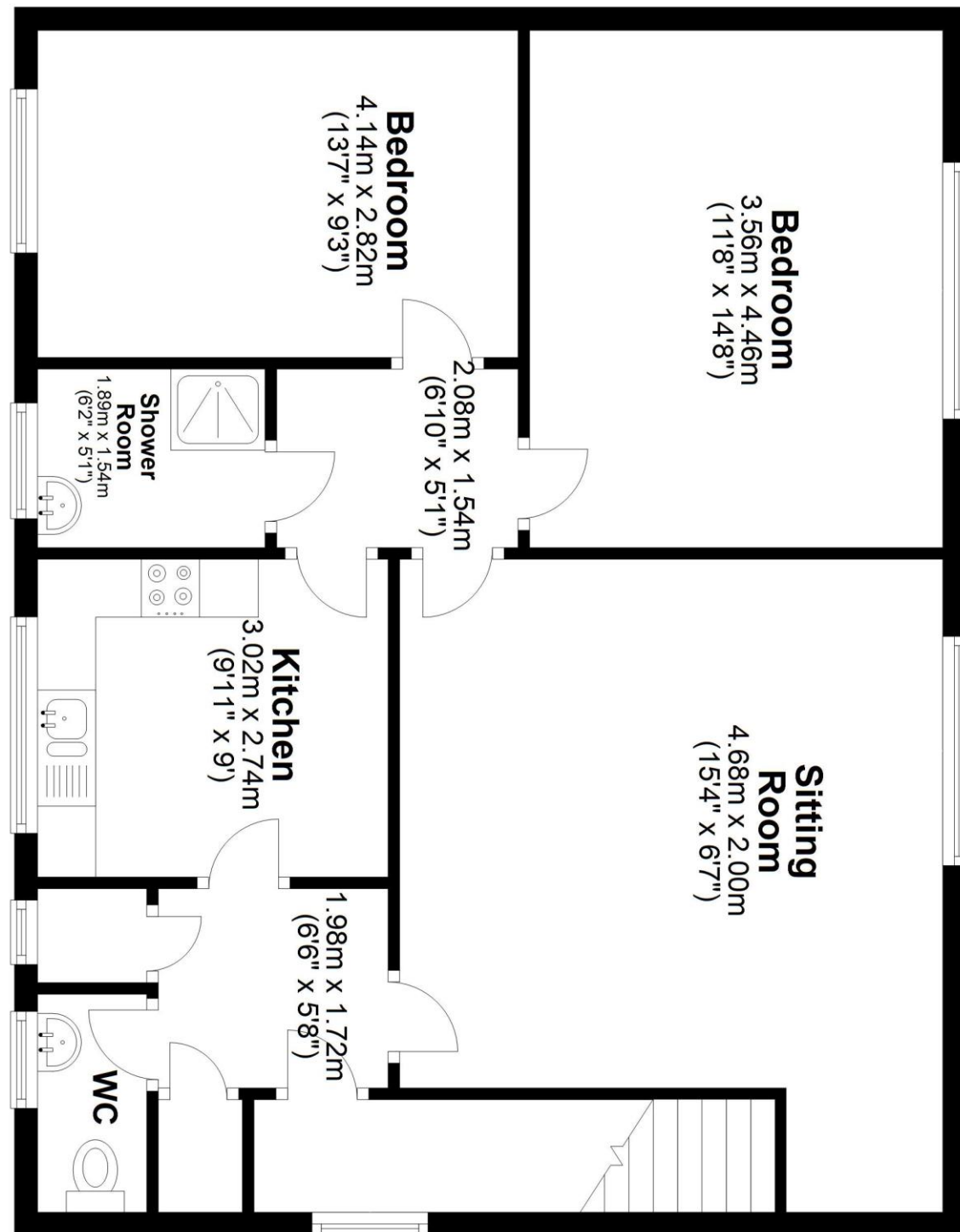
EXCELLENTLY PRESENTED PURPOSE BUILT FIRST FLOOR FLAT LOCATED WITHIN WALKING DISTANCE OF THE CITY CENTRE WITH ENTRANCE HALL, LIVING ROOM, 2 DOUBLE BEDROOMS, KITCHEN/BREAKFAST ROOM, BATHROOM, SEPARATE WC, GARAGE, GARDEN, LONG LEASE, DOUBLE GLAZING, GAS CENTRAL HEATING AND NO ONWARD CHAIN ENERGY RATING C



GUIDE PRICE £225,000



**Hadley Taylor Estate Agents, 37a Leopold Road, Norwich, NR4 7PJ
Tel: 01603 250248 email: sales@hadleytaylor.com**



Ground Floor
Approx. 79.4 sq. metres (854.4 sq. feet)

Total area: approx. 79.4 sq. metres (854.4 sq. feet)

Note: Hadley Taylor for themselves and for the vendor or lessees of this property whose agents they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Hadley Taylor has any authority to make or give any representation or warranty whatever in relation to this property.

Location

The property is located within walking distance of the city centre with its comprehensive shopping facilities, cinemas, theatres, bus station, mainline railway station, public houses and restaurants. The Norfolk and Norwich University Hospital, the University of East Anglia and the Norwich University of the Arts are also close by.

Accommodation

The accommodation comprises of an entrance hall, living room with fireplace, 2 double bedrooms, kitchen/breakfast room, shower room and separate WC. The property is quiet, very spacious and excellently presented throughout and benefits from gas fired central heating and double glazing.

Outside

The property has the exclusive use of the front garden which is laid to lawn with shrubs and trees. The garage is located in a compound nearby and has an up and over door.

Tenure and Costs

The property is sold with 169 years remaining on the lease. The service charge and buildings insurance were £1004.82 in 2022. The garage ground rent and buildings insurance were £26.56 in 2022.

Directions

Leave the city on the A11, take the third left hand turn into Grove Road, turn right onto Trafford Road, take the sixth left hand turn into Patricia Road and the second right hand turn into Christopher Close. The property can be found on the left hand side of the road.

Local Authority

Norwich City Council.

Services

We understand that mains electricity, gas, water and sewerage are connected to the property.

Viewing

Strictly through Vendor's sole agents: Hadley Taylor 01603 250 248

Selling your home

Why not take advantage of our free market appraisal and valuation service? Ask about our competitive commission rates, our unique value added services to vendors, our innovative marketing and extensive advertising coverage.

Hours of Business: Monday to Friday: 0900 – 1730, Saturdays: 0930 – 1500.



Living Room



Bedroom 1



Bedroom 2



Kitchen/Breakfast Room



Shower Room



Front Garden

