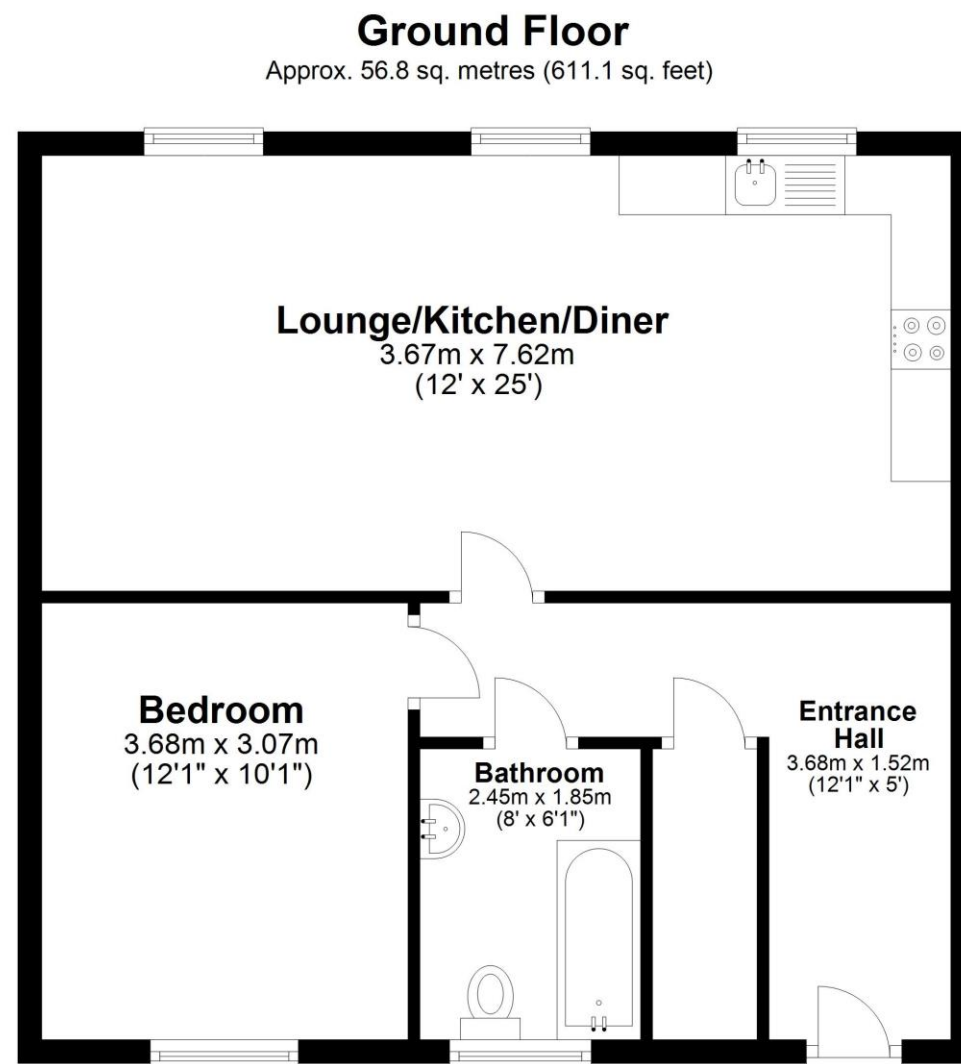


HADLEY TAYLOR

59 MINNOW WAY, MULBARTON NR14 8FQ

**PURPOSE BUILT FIRST FLOOR FLAT LOCATED IN MULBARTON WITH
ENTRANCE HALL, 25' LIVING ROOM/KITCHEN, DOUBLE BEDROOM,
BATHROOM, ALLOCATED OFF ROAD PARKING FOR TWO VEHICLES, DOUBLE
GLAZING, GAS CENTRAL HEATING, LONG LEASE AND NO ONWARD CHAIN
ENERGY RATING B**



Total area: approx. 56.8 sq. metres (611.1 sq. feet)



GUIDE PRICE £160,000

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.



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

Location

The property is located in the popular village of Mulbarton within 6 miles of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively night life, cultural and social activities as well as good shopping and an historic centre. The village has a church, village hall, a primary school, Co-op store, a common and a doctor’s surgery.

Accommodation

The accommodation comprises a spacious entrance hall, 25’ living room/kitchen with integrated appliances, double bedroom and bathroom. The property benefits from an excellent energy rating, gas fired central heating and double glazing and is excellently presented throughout.

Outside

The development has communal grounds which are maintained under the terms of the lease. These grounds comprise lawns, shrub beds, trees and off road parking for residents. The flat benefits from two allocated off street parking spaces.

Tenure and Costs

The property is leasehold sold with the benefit of 117 years remaining on the lease. The combined ground and service charge is currently £1050 per annum.

Directions

Leave Norwich on the Ipswich Road, cross over the outer ring road and take the left fork at the traffic light junction at the Tescos super store and follow the B1113 through Swardeston. Entering the village of Mulbarton take the left fork at the common and follow the road until it becomes London Road, turn left into Minnow Way and the property can be found on the left hand side of the road.

Local Authority

South Norfolk District 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



Kitchen



Bedroom



Side Elevation

