



Earlham Road
Norwich, Norfolk NR2 3RF
Guide Price £270,000

claxtonbird
residential

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Nestled in the heart of the Golden Triangle, Norwich, this modern and spacious two- double bedroom apartment within walking distance to the City Centre is a gem waiting to be discovered. Boasting a stylishly designed interior, this purpose-built apartment offers ample space for comfortable living.

Step into the recently fitted kitchen equipped with built-in appliances, perfect for whipping up culinary delights. The modern fitted shower room and en-suite bathroom provide convenience and luxury.

With the added convenience of parking for one vehicle, you can bid farewell to the hassle of searching for a parking spot. The property also comes with the advantage of no onward chain, making the transition to your new home a smooth and straightforward process.

Imagine relaxing in the inviting sitting room that opens up to a charming Juliette balcony, allowing natural light to flood the space and creating a perfect spot for enjoying a morning coffee or unwinding in the evening.

Entrance Hall

Entrance door, telephone entry phone, large storage cupboard and radiator.

Inner Hall

Doors to all rooms.

Sitting Room 15'11" x 13'7" (4.87m x 4.15m)

Double glazed windows to front and side aspect, double glazed French door to Juliette balcony, cornice, ceiling rose and two radiators.

Kitchen 12'1" x 8'9" (3.69m x 2.68m)

Recently fitted modern kitchen comprising wall and base units with wood effect worktop over, panelled and tiled splash back, built in oven, microwave, gas hob and extractor, integrated dishwasher, space for washing machine and fridge (vendor will leave washing machine & fridge) space for American style fridge freezer, gas central heating boiler in wall cupboard, space for table and chairs, feature internal window looking into sitting room and double glazed window to side aspect.

Bedroom 12'4" plus recess x 10'5" (3.77m plus recess x 3.20m)

Double glazed window to rear aspect, radiator and door to en-suite bathroom.

En-Suite Bathroom 6'2" x 5'9" (1.88m x 1.76m)

Recently fitted modern bathroom suite comprising panel bath with shower over and screen, wash hand basin in vanity unit, low level W.C, extractor fan, spot lights, part tiled walls and towel rail radiator.

Bedroom 14'8" plus recess x 8'3" (4.49m plus recess x 2.54m)

Double glazed window to rear aspect and radiator.

Shower Room 8'4" x 5'0" max (2.55m x 1.53m max)

Recently fitted modern shower room comprising corner shower cubicle with inset shower, part panelled walls, wash and basin in vanity unit, low level W.C, ample storage cupboards, tile effect floor, spot lights, extractor fan and vertical towel rail radiator.

Communal Area

The communal hallway has security entry and the apartment can be found on the entrance floor.

Externally there is communal garden to the front and side of the property whilst the rear offers off road parking via an allocated space.

Agents Note

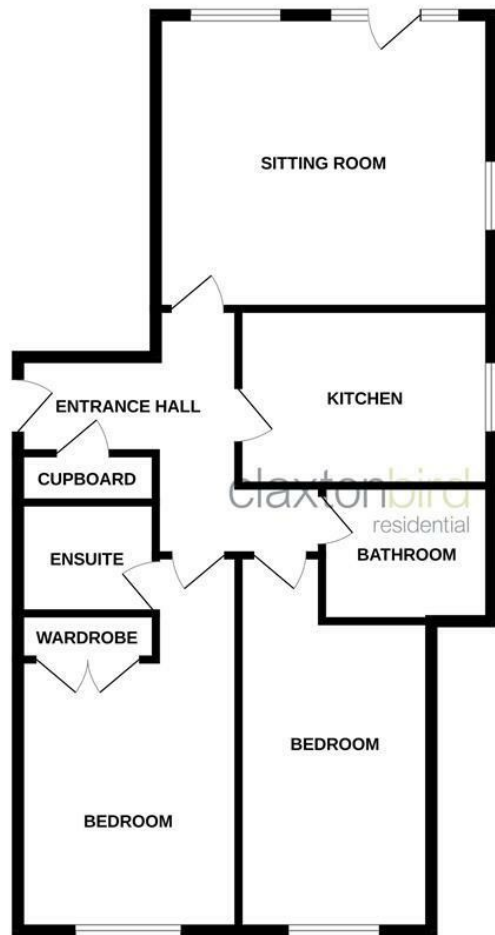
Council Tax Band - C

EPC Rating - B

Share of Freehold - Lease 125 year since 1998. Service charge is approx. £1800 p/a

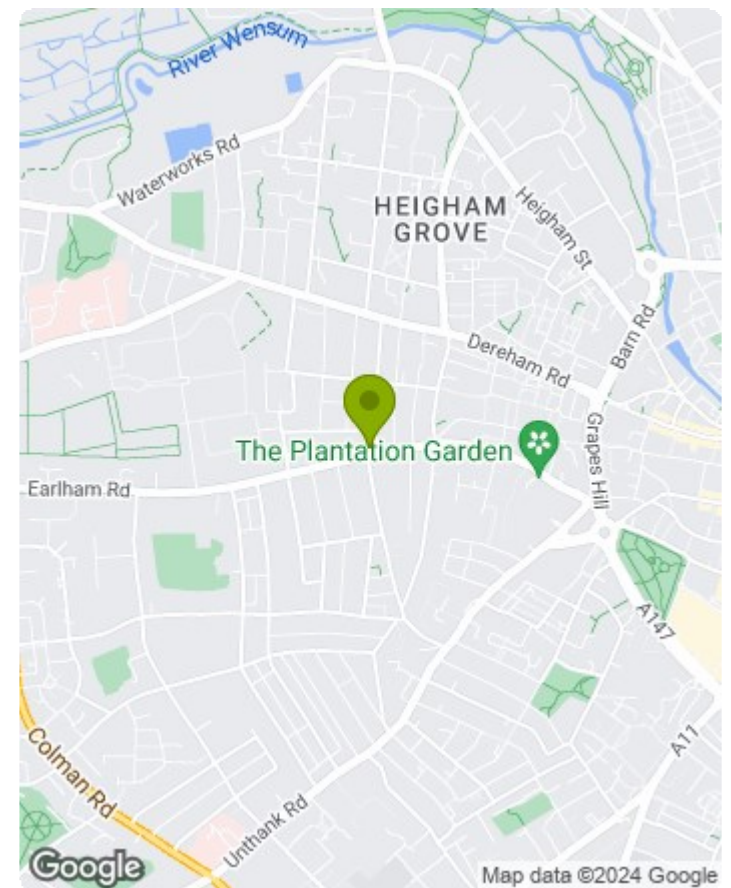


GROUND FLOOR

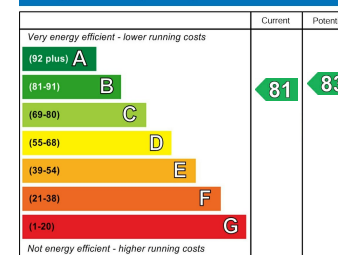


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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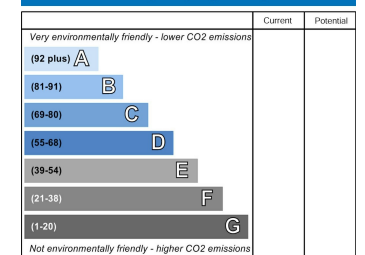


Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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