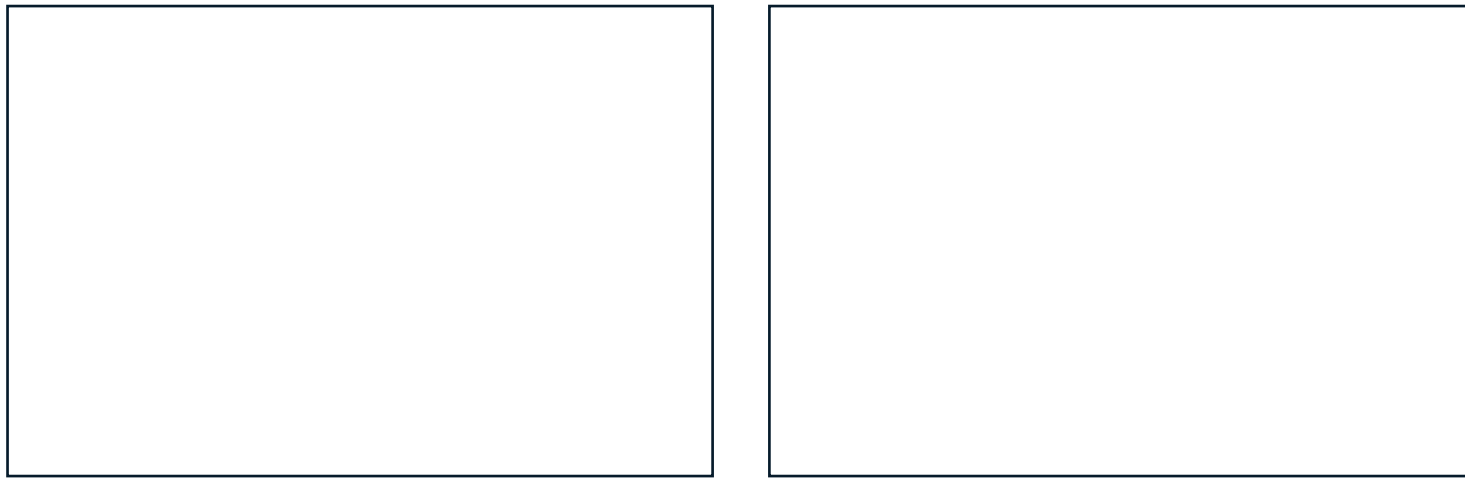
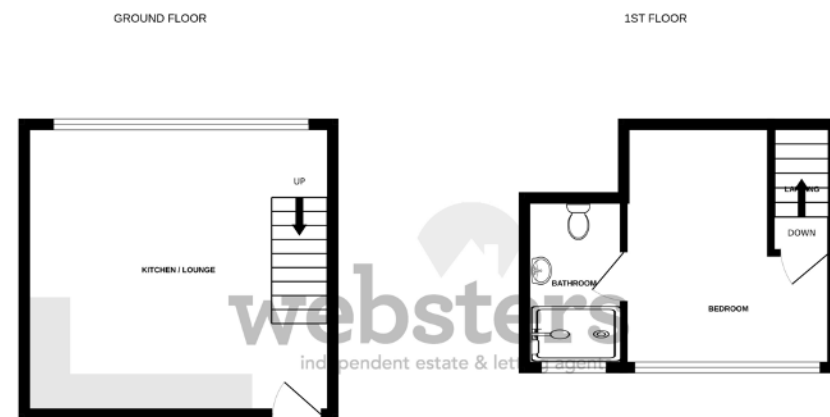


Earlham Road | Norwich | NR2 3PF
Guide Price £120,000



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and the responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with Measure 12/2021



- Light And Spacious Second Floor Apartment
- Highly Sought After Location
- Electric Heating
- Double Bedroom
- Open Plan Kitchen / Lounge
- Council ITax Band A
- No Onward Chain
- Shower Room
- Double Glazed Throughout

Websters Estate Agents are delighted to offer this light and spacious second floor apartment set within Norwich's highly coveted Golden Triangle. The property comes with no onward chain and ample storage. In brief, the property comprises; open plan lounge / kitchen, double bedroom and a light shower room.

KITCHEN / LOUNGE 15' 9" x 14' 9" (4.82m x 4.52m) Open plan space comprising a solid front door, a range of wall and base units with laminate work tops, integrated electric oven with ceramic hot plate and extractor fan over, integrated fridge - freezer, space and plumbing for washing machine, inset stainless steel sink with mixer tap and drainer, uPVC glazed window to the rear aspect, floor laid to carpet, electric storage heater and carpeted stairs to:

BEDROOM 10' 8" x 12' 5" (3.26m x 3.80m max) Double bedroom with a high level uPVC glazed window to the front aspect, floor



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laid to carpet and an electric storage heater. Door to:

BATHROOM 12' 9" x 4' 10" (3.90m x 1.48m) Large walk in shower with field splash back and a glass screen, low set WC, wall mounted hand wash basin with tiled splash back, tiled flooring, extractor fan and a heated towel rail.

LEASE Lease remaining - 108 years.
Service charge - £307.78 per quarter
Ground rent - £100 per 6 months

SERVICES The property is believed to be connected to mains water, electricity and drainage. (Websters have not tested these services).

VIEWINGS To be carried out by the sole agents only.
Websters Estate Agents, 141 Unthank Road, Norwich, NR2 2PE.

