



Flat 11, 29-31 Surrey Street, Norwich

£290,000 Leasehold



websters.

Websters Estate Agents are delighted to offer this outstanding and well established third floor apartment set in the heart of Norwich. There is no onward chain with the property and it comes with a secure allocated parking space to the rear of the building. In brief, the property comprises large lounge, kitchen / breakfast room, two double bedrooms, master with ensuite and a family bathroom.

Council Tax band: C

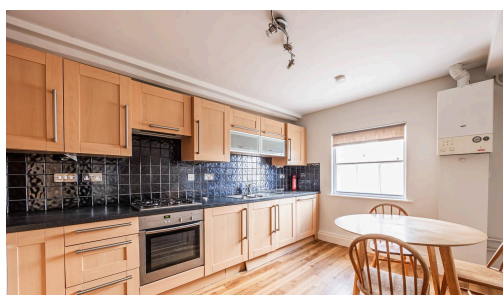
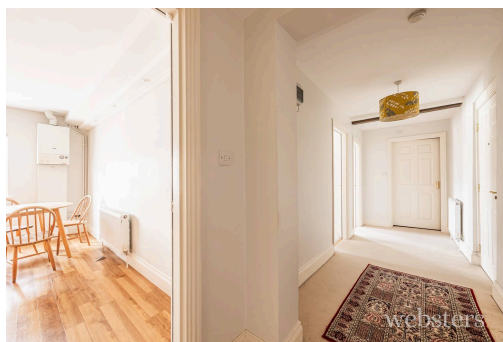
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



- Beautifully Presented And Spacious Third Floor Apartment
- Two Double Bedrooms
- No Onward Chain
- City Centre Location With John Lewis A Short Walk Away
- Secure Allocated Parking Space
- Modernised Ensuite And Bathroom
- Gas Central Heating
- Lift Access And External Storage Unit



Entrance Hall

Accessed via communal landing, solid front door, floor laid to carpet, two radiators and doors to lounge, kitchen / breakfast room, two double bedrooms and bathroom.

Lounge

19' 6" x 16' 6" (5.94m x 5.04m)

Two sash windows to the front aspect with secondary glazing, feature fireplace with stone hearth and wooden surround, floor laid to carpet and two radiators.

Kitchen / Breakfast Room

14' 2" x 8' 8" (4.31m x 2.65m)

Comprising a range of wall and base units with laminate work tops, integrated electric oven with gas hob and extractor fan over, integrated washing machine, dish washer and fridge - freezer, wall mounted gas boiler, inset one and a half bowl stainless steel sink with mixer tap and drainer, tiled splash back, sash window to the front aspect with secondary glazing, LVT flooring and a radiator.

Bedroom One

12' 7" x 16' 5" (3.83m x 5.01m)

Large double bedroom with two casement windows to the front aspect with secondary glazing, feature iron fireplace with stone hearth and wooden surround, two radiators and floor laid to carpet. Door to:

Ensuite

6' 6" x 5' 9" (1.99m x 1.74m)

Panel bath with shower attachment and tiled backing, low set WC, pedestal hand wash basin with tiled splash back, heated towel rail, extractor fan, tiled walls and tiled flooring.

Bedroom Two

13' 11" x 9' 9" (4.23m x 2.96m)

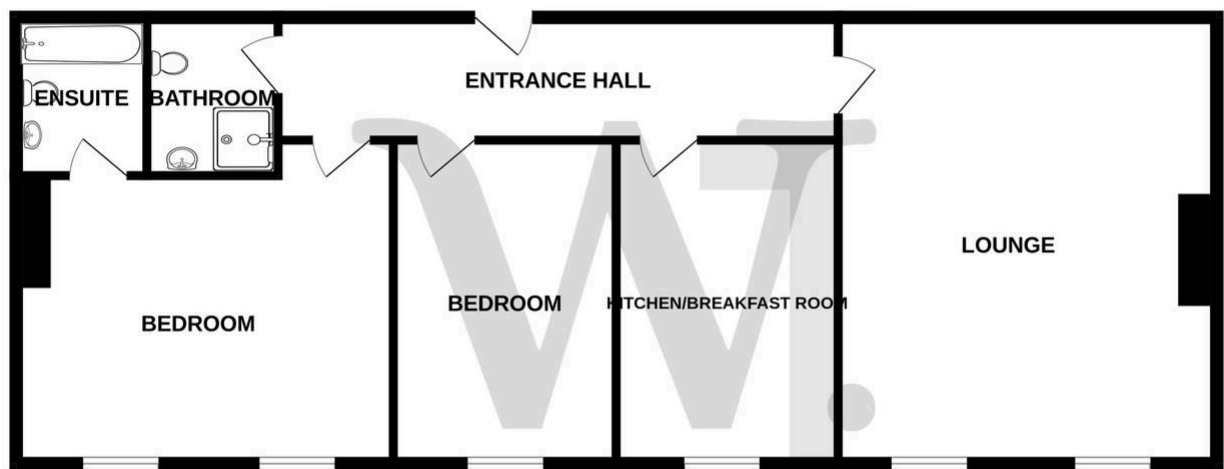
Double bedroom with a casement window to the front aspect with secondary glazing, fitted wardrobe, floor laid to carpet and a radiator.

Bathroom

6' 6" x 5' 8" (1.98m x 1.73m)

Corner shower with tiled backing and double sliding doors, pedestal hand wash basin with tiled splash back, low set WC, extractor fan, heated towel rail, tiled flooring and tiled walls.

THIRD FLOOR



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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