



5 Beechbank,  
Norwich  
NR2 2AL

Guide Price: £450,000-£475,000





- Vendor Found
- Three Storey House
- Three/Four Bedroom
- Garage and carport
- Double glazing
- Gas central heating
- Open Plan Lounge/Diner
- Bathroom and ground floor W.C
- Private Enclosed rear garden
- Well maintained development

### Location

The property is nestled in a well-maintained small development off Unthank Road in the heart of the Golden Triangle. This property is close to Norwich city centre and an array of local public houses and independent shops. Located close to the U.E.A, Norwich Science Park and Norfolk and Norwich Hospital, close to Newmarket Road giving access to the A11 and A47 via Thickthorn roundabout.





## The Property

Built in 1966, this contemporary home is bright and airy throughout. With flexible accommodation over three floors and the ability to have a bedroom on the ground floor, this is an ideal home for a growing family. The lounge/diner has a dual aspect window to the front and rear and an open plan feel to the office and kitchen. The property benefits from double glazing, gas central heating and is in good decorative order.

## Outside

To the rear of the property is a private enclosed rear garden with patio area, raised beds and well stocked borders. To the front of the property, there is a car port and driveway offering off road parking and a separate garage en bloc.

**Services** Mains Electricity and water. Gas Central heating and mains drainage.

## How to get there – What3words:

Skakes.venue.venue

## Viewing

Strictly by appointment with TW Gaze.

**Tenure:** Leasehold  
**Lease remaining** 941  
**Ground Rent** £10  
**Service Charge:** £0

**Agents Note-** The seller has informed us there was a voluntary Charge last year of approximately £120.

**Council Tax Band:** D

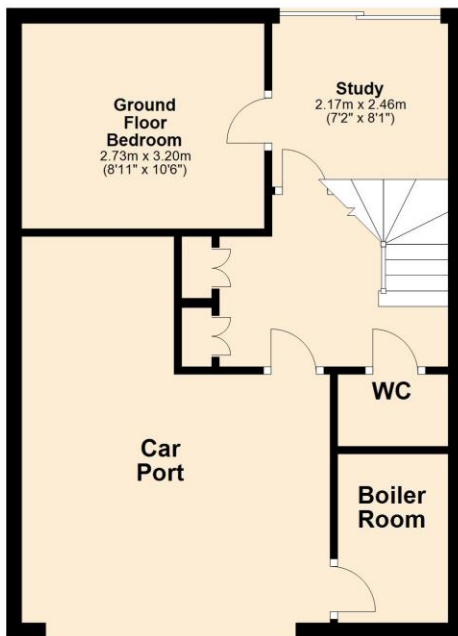
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# AWAITING EPC



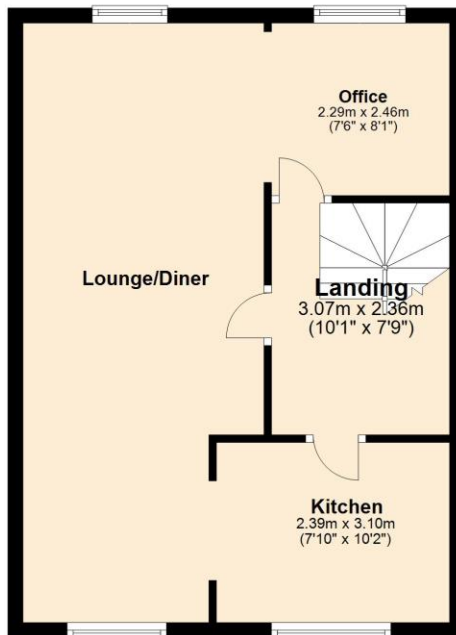
### Ground Floor

Approx. 45.1 sq. metres (485.9 sq. feet)



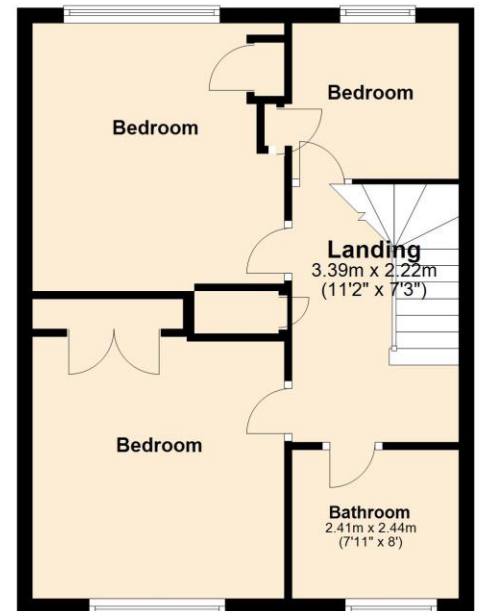
### First Floor

Approx. 44.1 sq. metres (474.6 sq. feet)



### Second Floor

Approx. 43.1 sq. metres (463.6 sq. feet)



Total area: approx. 132.3 sq. metres (1424.1 sq. feet)

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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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