



4 Clarence Harbour Court Carrow Road | | Norwich

LN2 1LE

Guide Price £210,000

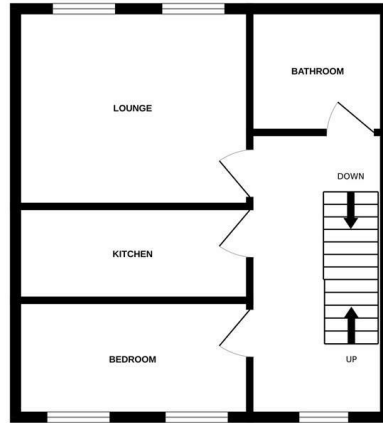
****GUIDE PRICE £210,000 - £220,000**** This beautifully presented three-bedroom maisonette, set over three levels, is perfectly situated in the highly desirable Riverside area, just a short walk from the City Centre. The property offers bright and spacious accommodation, including a welcoming entrance hall and generous utility/storage area on the ground floor, a first floor with a stylish lounge, modern kitchen featuring integrated appliances, and one of the three bedrooms, plus a second floor with two further well-proportioned bedrooms. Highlights include off-road residents' parking with additional visitors' permitted parking, an exceptionally low service charge offering great value, and a range of smart home features such as smart thermostats, lighting, and carbon monoxide alarms for added efficiency and convenience. With ultra-fast fibre-to-the-premises (FTTP) broadband, energy-efficient air source heat pumps, and double glazing throughout, this property combines modern comforts with practicality and style. Ideal for first-time buyers, professionals, or buy-to-let investors, this maisonette offers an unbeatable location and exceptional value. Early viewing is highly recommended—contact us today to arrange a visit! .



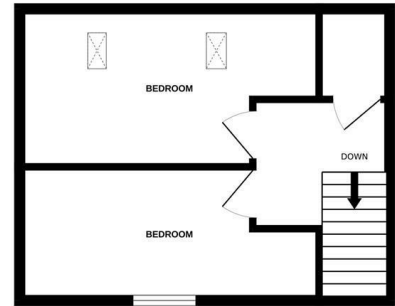
GROUND FLOOR



FIRST FLOOR



SECOND 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.
Made with Metropix ©2024

Location

Thorpe Hamlet, lies just to the east of Norwich City centre within walking distance to the railway station and Riverside development (offering restaurants, bars, cinema and gym). There is great access into the City centre itself, riverside walks, Mousehold Heath and A47 Southern Bypass.

Accommodation Comprises

Front door to:

Entrance Hall

Stairs to first floor.

First Floor Landing

Doors to lounge, kitchen, bedroom and stairs to second floor.

Lounge 14'0" x 12'4"

Two double glazed sash windows.

Kitchen 12'4" x 4'11"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine.

Bedroom Three 12'4" x 6'2"

Two double glazed sash windows.

Second Floor Landing

Doors to two bedrooms.

Bedroom One 12'4" x 8'3"

Two velux windows.

Bedroom Two 15'3" x 7'10"

Double glazed window.

Outside

Off road residents parking and a large utility/storage cupboard.

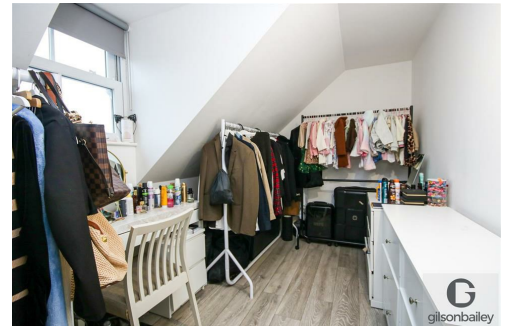
Local Authority

Norwich City Council, Tax Band B.


Tenure

Leasehold – Term 125 years from 26 October 2018. Please note service/maintenance charges are £198.46 per annum. For further information, please contact the office.

Utilities



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band B

Tenure

Leasehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

<https://www.gilsonbailey.co.uk>
01603764444