



**Beckham Place**  
**Norwich, NR3 3DZ**  
**Guide price £220,000**

**claxtonbird**  
residential

## Beckham Place, Norwich, NR3 3DZ

\*\*\* GUIDE PRICE £220,000 - £230,000 \*\*\* ClaxtonBird are delighted to offer for sale this light spacious ground floor apartment, located within walking of the city centre of Norwich. The accommodation is in excellent decorative order throughout and comprises of entrance hall, open plan lounge/dining room/kitchen with built in appliances, two double bedrooms and modern bathroom, with underfloor heating and double glazing throughout. The property has the added benefit of a private garden to the rear and residents have the use of ample cycle storage to the front.

### Entrance Hall

With video entry system display, underfloor heating, two built in storage cupboards ( one double, one single).

### Lounge/Dining Room/Kitchen 25'4" max x 12'6" max (7.72m max x 3.81m max)

Light and spacious open plan room with underfloor heating and floor to ceiling patio doors opening to the private rear garden. The kitchen area comprises a range of matching base and eye level units with oak work surfaces over and inset stainless steel sink unit with mixer tap, built in electric oven and inset induction hob with extractor hood over, built in washing machine and dishwasher.

### Bedroom One 13'1" x 10'2" + robes (3.99m x 3.10m + robes)

Triple fitted wardrobes, underfloor heating and double glazed window to the rear.

### Bedroom Two 11'8" x 9'3" (3.56m x 2.82m)

Underfloor heating and double glazed window to the front.

### Bathroom 8'3" x 6'9" (2.51m x 2.06m)

Modern white suite comprising of bath with mixer tap and shower over, hand wash basin and W.C. Electric towel rail and double glazed window to the front.

### Outside

The property has the rare feature of having a private part walled garden to the rear which is paved and with raised borders. There is an outside tap and garden shed.

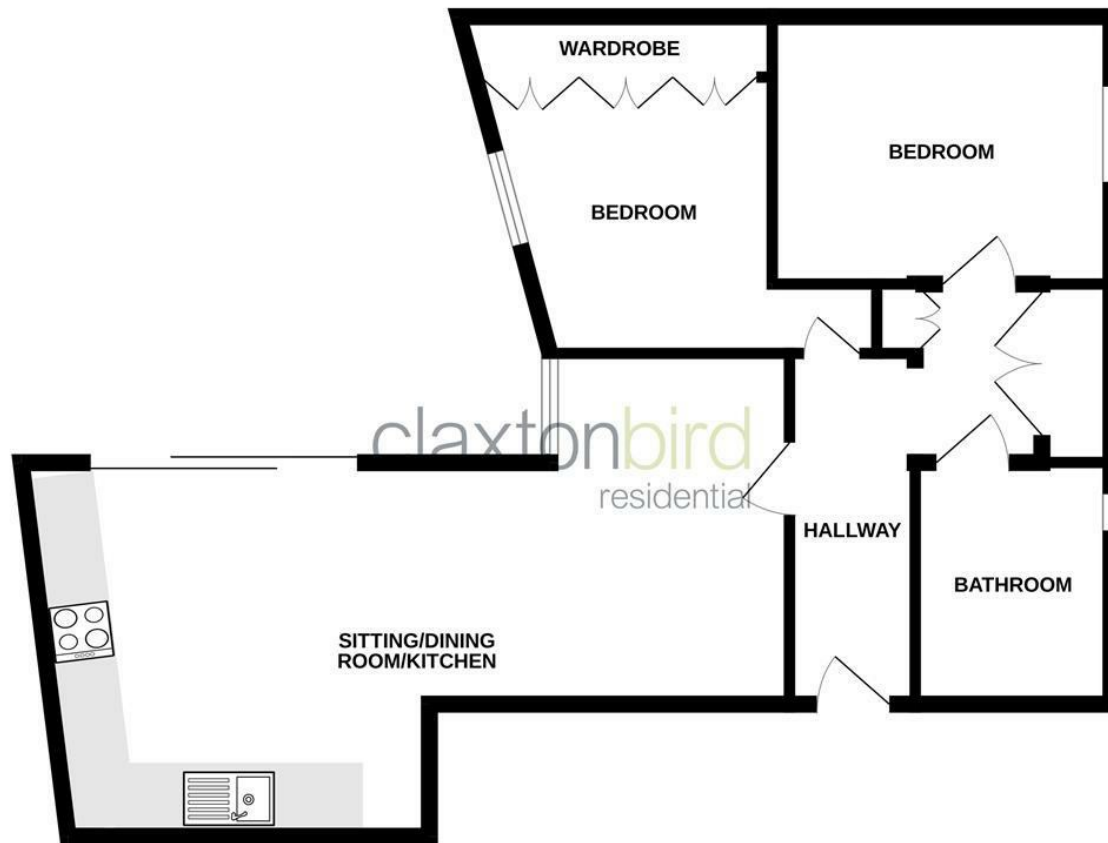
Residents have the use of ample cycle storage located at the front of the building.

### Agents Note

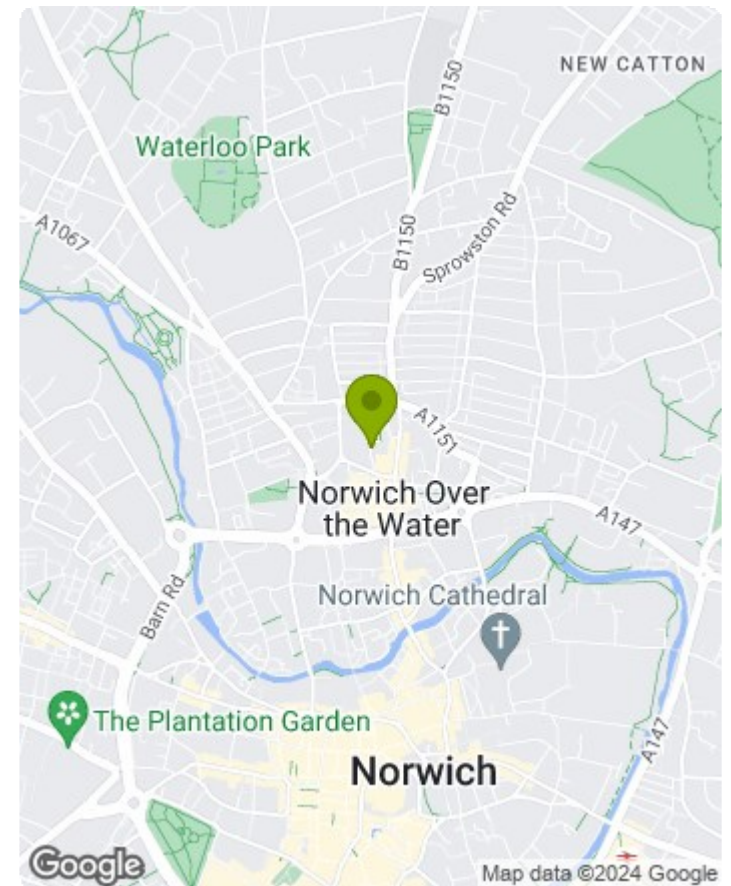
Council Tax Band B



# GROUND 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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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|   |  | <b>83</b>               | <b>83</b> |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
|   |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

- MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 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.
- 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.
- Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

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