



Newmarket Road
Norwich, NR4 6SY
Guide price £90,000

claxtonbird
residential

Newmarket Road, Norwich, NR4 6SY

Nestled in the sought-after Newmarket Road location in Norwich, this studio flat is a gem within an impressive converted period house. The property boasts a cosy reception/bedroom room, perfect for relaxing. With one bathroom and separate kitchen, this studio offers a comfortable living space ideal for a single occupant or a couple. One of the highlights of this property is the shared shingle driveway parking, ensuring convenience and ease for residents & a large communal garden to the rear. The absence of a chain adds to the appeal, making the process of acquiring this charming studio flat even smoother. Don't miss the opportunity to own a piece of history within this converted period house on Newmarket Road. Embrace the charm and character of this studio flat and make it your own.

Sitting Room 13'6" x 12'1" (4.13m x 3.69m)

Large sash window to side aspect, open plan to kitchen, storage heater, entry phone system and door to bathroom.

Kitchen 7'10" x 5'4" (2.41m x 1.64m)

Wall and base units with worktop over, built in oven, hob and extractor, space for fridge, tiled splashback, stainless steel sink drainer and window to side and rear aspect.

Bathroom 6'11" x 5'3" (2.12m x 1.62m)

Panel bath with shower over, low level W.C, wash hand basin, part tiled walls, airing cupboard and wall heater.

Outside

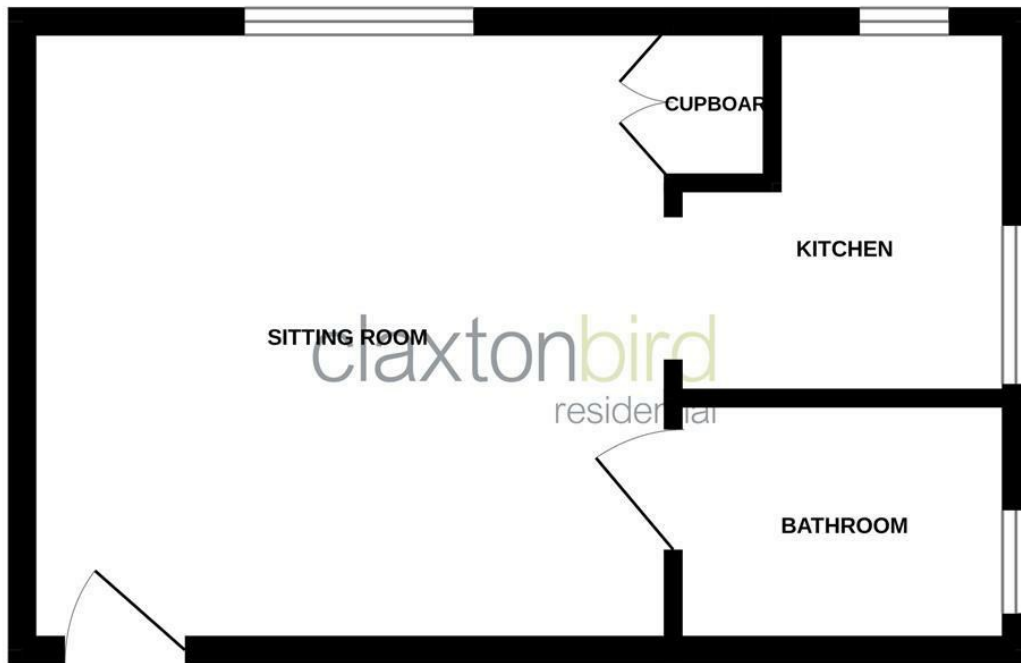
The property is set in a large Edwardian house which has been converted. There is a shared shingle driveway parking to the front of the property and bin store. To the rear of the property is a large communal garden mainly laid to lawn that can be enjoyed by all residents. The communal entrance hall is impressive and retain period features. The flat can be found on the first floor.

Agents Note

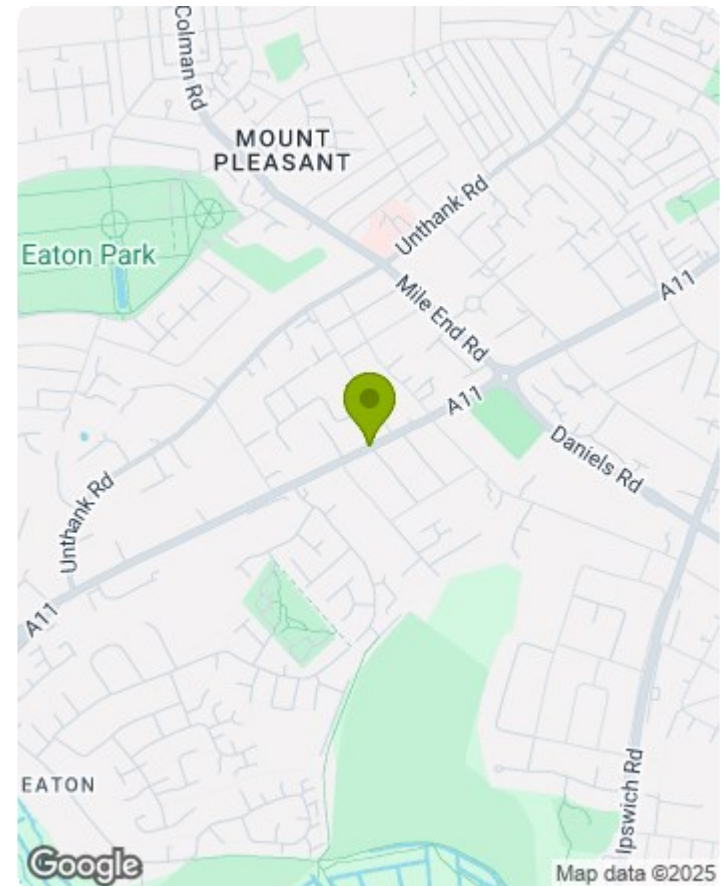
Council Tax Band - A

EPC Rating - D





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) A	66	78
(81-91) B		
(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

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

1. 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.

2. 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.

3. 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.

4. 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.

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