



Suffolk Square, Norwich - NR2 2AA



Suffolk Square

Norwich

NO CHAIN. Currently functioning as a SUCCESSFUL STUDENT LET this property offers the PERFECT INVESTMENT OPPORTUNITY or ideal FIRST TIME BUY depending on your position. Whilst the property is set up as a student let currently with many white goods and other soft furnishings to be included and the sitting room currently making up the third bedroom this FIRST FLOOR MAISONETTE is versatile in its use. Originally, the property offers an 18' SITTING ROOM with mirrored 18' KITCHEN/DINING ROOM sat below offering a BALCONY SEATING area overlooking the GREEN SPACE beyond. The original configuration offers TWO DOUBLE BEDROOMS all having use of the ground floor WC and first floor SHOWER ROOM with ample internal and external storage spaces.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B



- First Floor Maisonette
- Successful Let/Ideal Investment
- Potential 18' Sitting Room
- 18' Kitchen/Dining Room
- Three Double Bedrooms
- Balcony With View Over Green Space
- Short Walk To City Centre
- Shower Room With WC & 2nd WC With Wash Basin

Located in the sought after postcode of NR2 and the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the main shopping district, city college, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

SETTING THE SCENE

The property can be found just set back from the street with access coming towards the rear of the home where an off street permit parking area can be found. A buzzer intercom system on the ground floor allows access to the stairwell where the property is found on the first floor. To the left of the front door is a handy external storage cupboard.



THE GRAND TOUR

Stepping inside you are first met with a welcoming entrance lobby complete with all tiled flooring underfoot and two open storage spaces either side of the stairs. Access to an additional internal storage cupboard can be found sat next to the two piece WC complete with a part tiled surround. The kitchen is located just off from this lobby, again with all tiled flooring underfoot, initially offering space to the right hand side for a formal dining table with wall mounted radiator, whilst the kitchen emerges on the adjacent side with a mixture of wall and base mounted storage units set around rolled edge work surfaces leaving room for additional white goods including a standalone fridge/freezer, induction oven and hob with extraction above and plumbing for a washing machine. Many of the white goods within the property are able to be left if desired by the new occupants upon purchase. Exiting from the kitchen you can find yourself on a balcony overlooking the green space adjacent with ample seating suited for those warmer summer months. The first floor landing splits to offer access to all three of the bedrooms as well as the three piece shower suite fitted with all tiled flooring and wall mounted heated towel rail. To the right of the hallway, the former sitting room is currently functioning as a bedroom. Measuring some 18ft in length, this large floor space could easily be converted back into a sitting room area or to be used as its current function with multiple uPVC double glazed windows to the front flooding the room with natural light. Two further bedrooms sit towards the opposite side of the property, both almost identical in size with carpeted flooring and large uPVC double glazed windows to the outside with a distant tree lined view and radiators below each of the windows. Both of these rooms could easily accommodate a double bed with additional storage solutions whilst still leaving additional floor space.

FIND US

Postcode : NR2 2AA

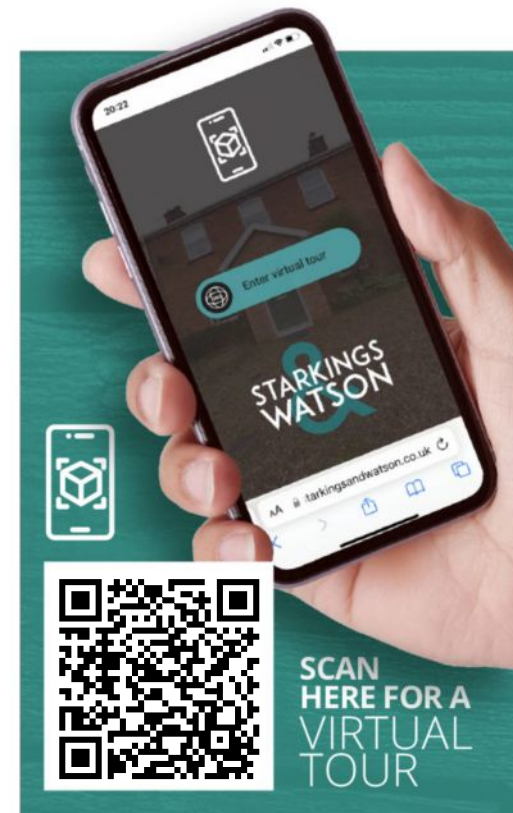
What3Words : ///hoot.sushi.misty

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

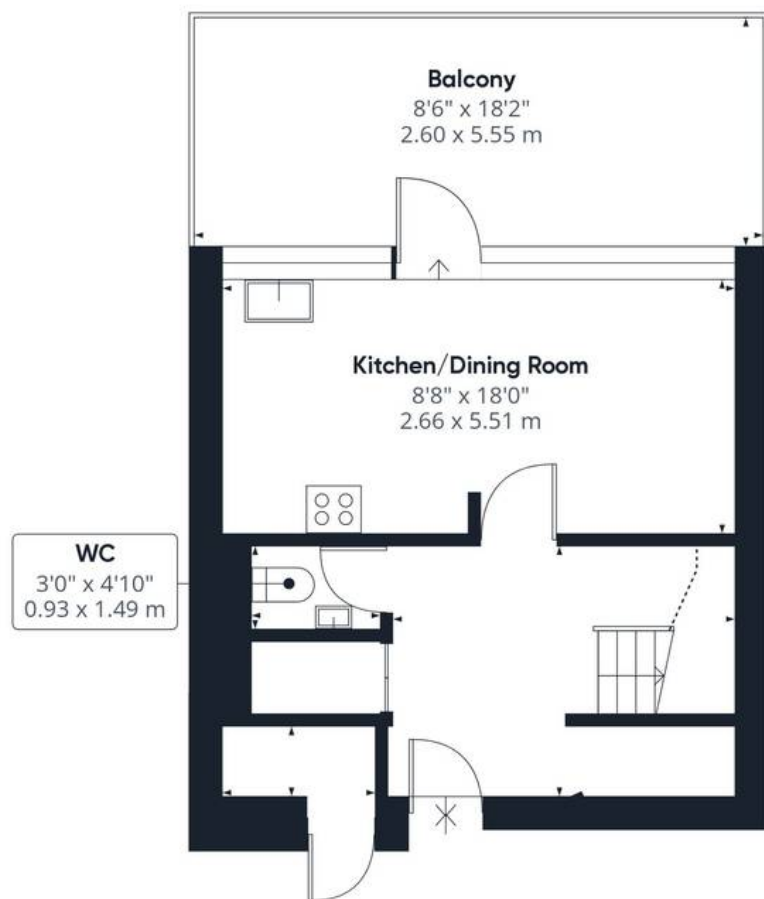
The property is offered as a leasehold with 90 years remaining on the lease. The current service charges equate to £51 per month with a ground rent of £10 per year and water rates of £54.65 per month. Also, as the property is currently being used as a HMO, the doors are fireproof and each bedroom has its own individual lock.



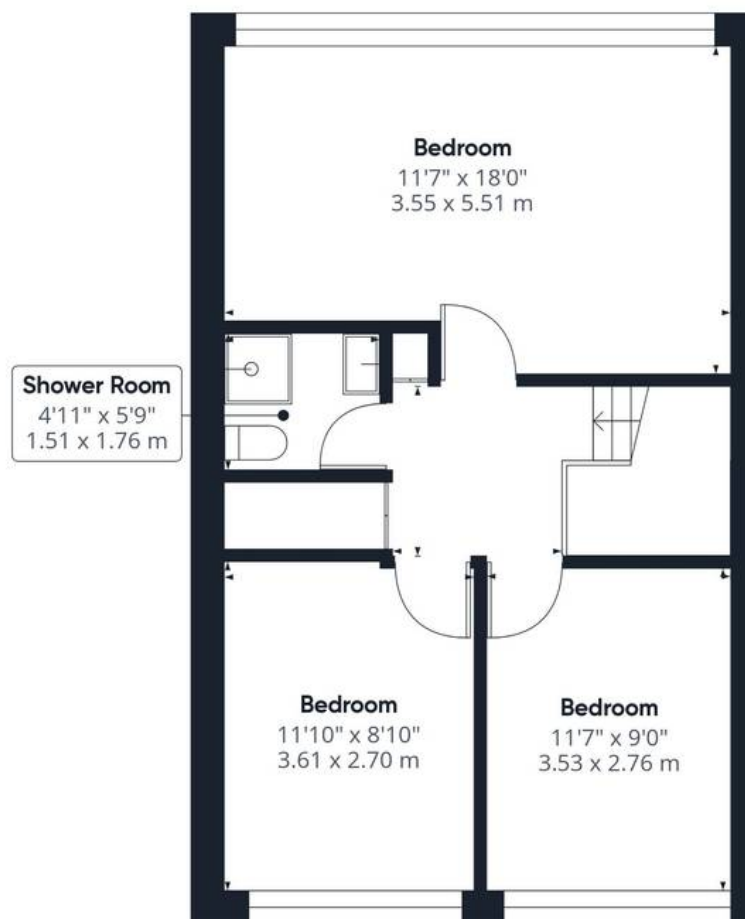


Permit Parking





Ground Floor



Floor 1

Approximate total area⁽¹⁾

812.46 ft²

75.48 m²

Balconies and terraces

152.63 ft²

14.18 m²

Reduced headroom

19.88 ft²

1.85 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.