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Harford Manor Close, Norwich, Norfolk, NR2 2LW

A vacant, one bedroom, first floor apartment, set within a larger property that presents as an ideal first home or investment opportunity. Located just off Ipswich Road, close to local amenities that includes schooling for all ages, City College, supermarkets, the A146 ring road and just over a mile walking distance to Norwich city centre.

Set back and screened from the road by natural hedging, the property is approached over a communal driveway where there is allocated parking. To the rear, a paved terrace, provides the ideal setting for socialising with friends and family.

This ready to move into apartment is well presented throughout and enters via a communal foyer into an entrance hallway where stairs provide access to the first floor. The flat is well contained and comprises a hallway, a bedroom with storage, a lounge, a bathroom with an overhead shower, and a kitchen with built in hob and oven.

The property is further complimented in its location with easy access to Eaton Park, the University of East Anglia, Norwich railway station, Whitlingham country park and the Riverside retail park with its numerous restaurants, cafes, cinema and supermarket.



Upper Floor Flat



Flat



Older



1 Bathroom



1 Reception



1 Bedroom



Tax Band A

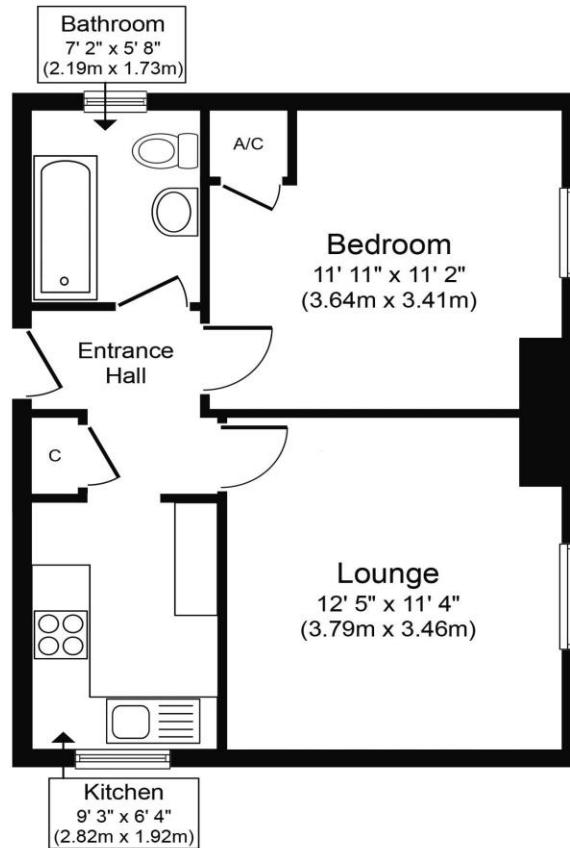


Allocated
Parking



No
Garage





Approximate Floor Area
431 sq. ft.
(40.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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