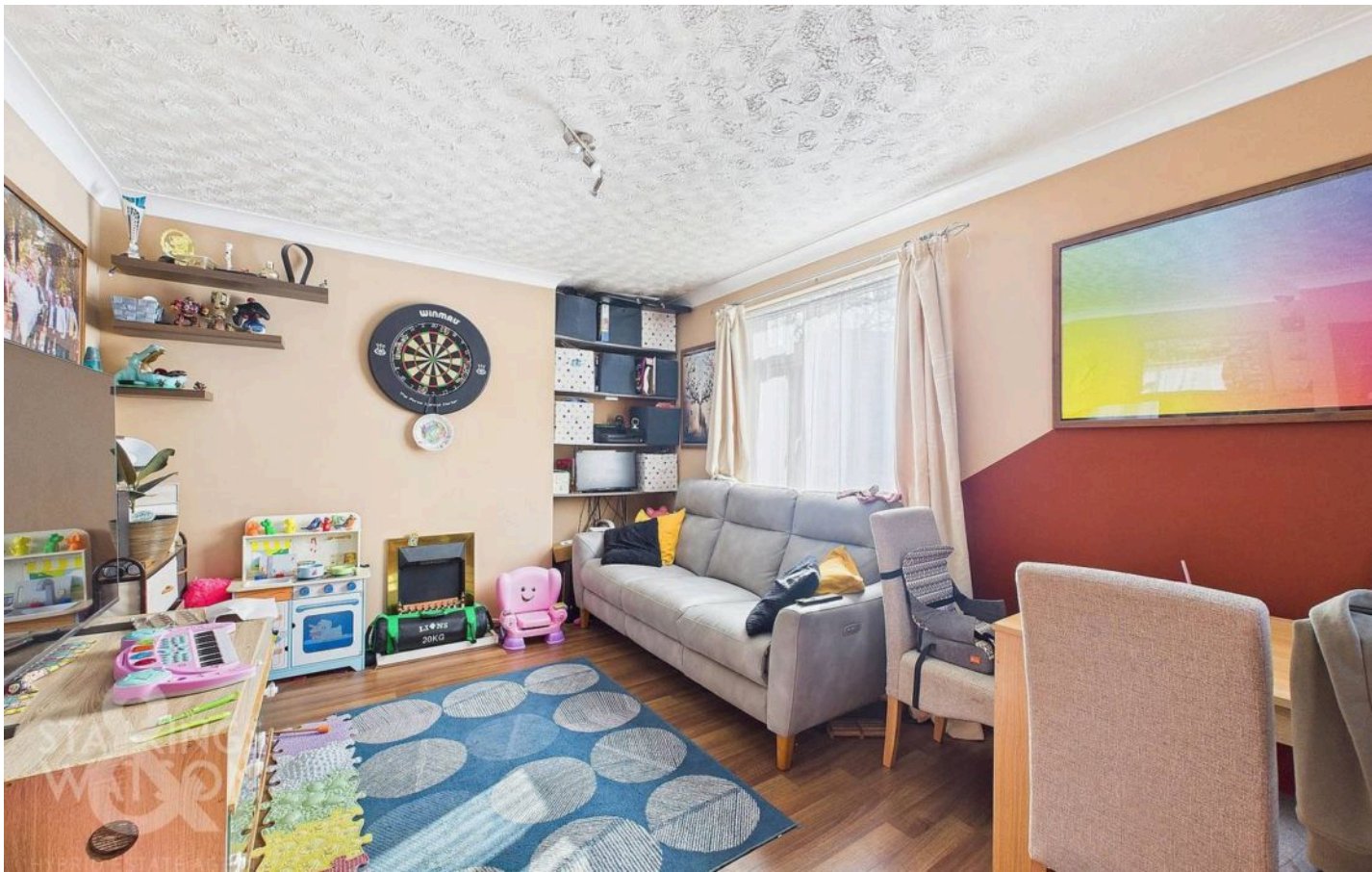




Wilberforce Road, Norwich - NR5 8NQ



Wilberforce Road

Norwich

NO CHAIN. Situated just a short walk from the UEA this GROUND FLOOR FLAT would make the ideal FIRST TIME BUY or INVESTMENT PURCHASE with AFFORDABLE YEARLY CHARGES. A DUAL ASPECT sitting/dining room comes off from the central hallway with a walk-in shower room sat opposite. Further down the hall is a fully fitted kitchen with INTEGRATED APPLIANCES while TWO DOUBLE BEDROOMS sit at the very end of the hallway. Externally, the property benefits from a PRIVATE REAR GARDEN and external brick storage. With all uPVC DOUBLE GLAZED WINDOWS and GAS CENTRAL HEATING, the property is in good condition where minimal updating is required.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Ground Floor Flat
- No Chain
- Affordable Leasehold Charges
- Dual Aspect Sitting/Dining Room
- Fitted Kitchen With Integrated Appliances
- Two Double Bedrooms
- Private Rear Garden With External Storage
- Close To UEA - Ideal Student Let

Situated within a popular residential area between west Earlham, Costessey and the UEA and on the outskirts of Norwich, this location is popular for families and students alike. The property is only a 10 minute walk to the UEA and in the other direction you find all the local amenities that Costessey offers such as shops, hardware store, post office, convenience store etc. Local schooling is located close by up to secondary level, whilst a wealth of public transport leads to Norwich and the nearby retail parks.

SETTING THE SCENE

The property is set back from the street with a lawn frontage giving way to a concrete walkway taking you towards the front door, found gently up some steps with the garden just beyond, accessed through swinging iron gates.



THE GRAND TOUR

Entering into the property you are first met with the central hallway laid with wooden effect flooring underfoot giving you access to all living accommodation within the property and handy storage space immediately to your left. To the right is the main living space coming in the form of a 13' sitting/dining room, incredibly well lit courtesy of its dual facing aspect of uPVC double glazed windows. The same wooden effect flooring runs underfoot and leaves space for a sitting room suite and dining table. On the adjacent side of the hallway you will immediately find yourself within the shower room, complete with all non slip flooring underfoot and a fully tiled surround. The room gives way to vanity storage and a wall mounted towel rail, with walk in shower and rainfall shower head. Sitting just next door is the bright and airy kitchen, complete with a mixture of wall and base mounted storage units set around squared edge work surfaces, with tiled splashbacks giving way to integrated appliances. These include an eye level oven, four ring gas burner hob with extraction above whilst still leaving room for freestanding appliances such as a fridge, freezer and plumbing for a washing machine. The two bedrooms are found at the very end of the hallway, with the smaller double bedroom coming to your left with the same wooden effect flooring underfoot and generous floor space conducive to a double bed and additional soft furnishings with views out into the rear garden. The largest of the bedrooms comes just past a storage cupboard in the hallway with a front facing aspect and built in wardrobes. Wooden effect flooring adorns the floor which leaves more than enough room for a double bed and additional soft furnishings.

FIND US

Postcode: NH5 8NQ

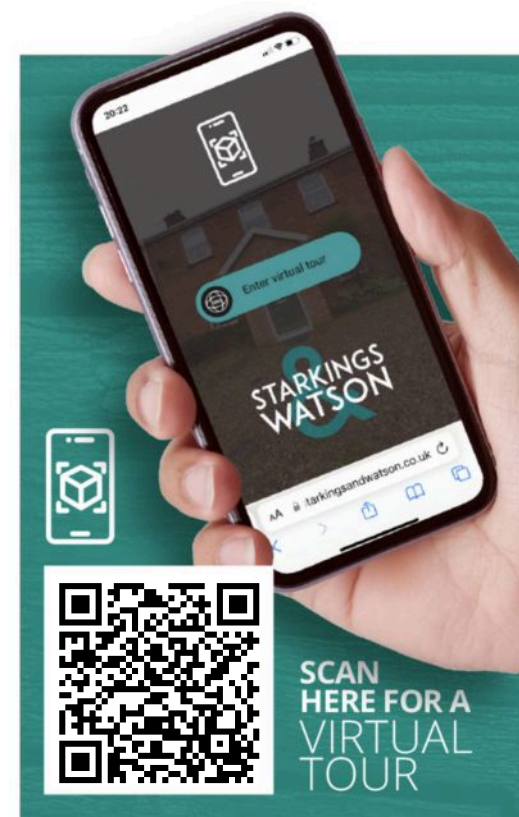
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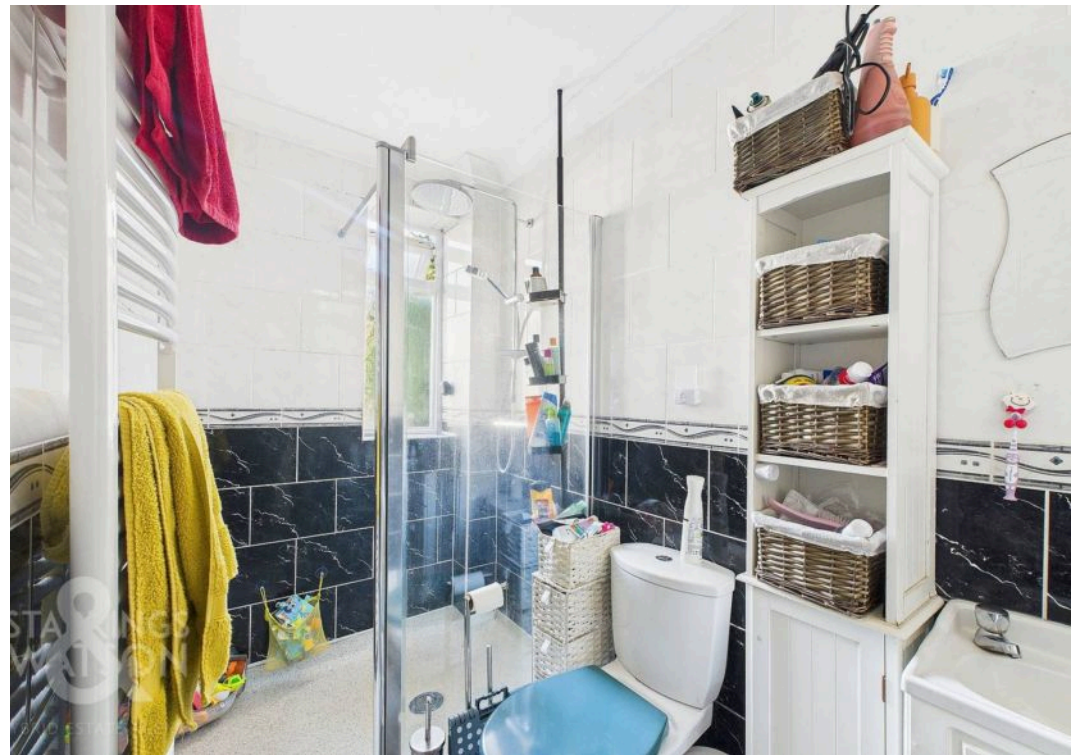
VIRTUAL TOUR

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

AGENTS NOTES

The property is offered on a leasehold basis where there are currently 100 years remaining on the lease. A service charge of approximately £313 per year and ground rent of £10 per year are payable.



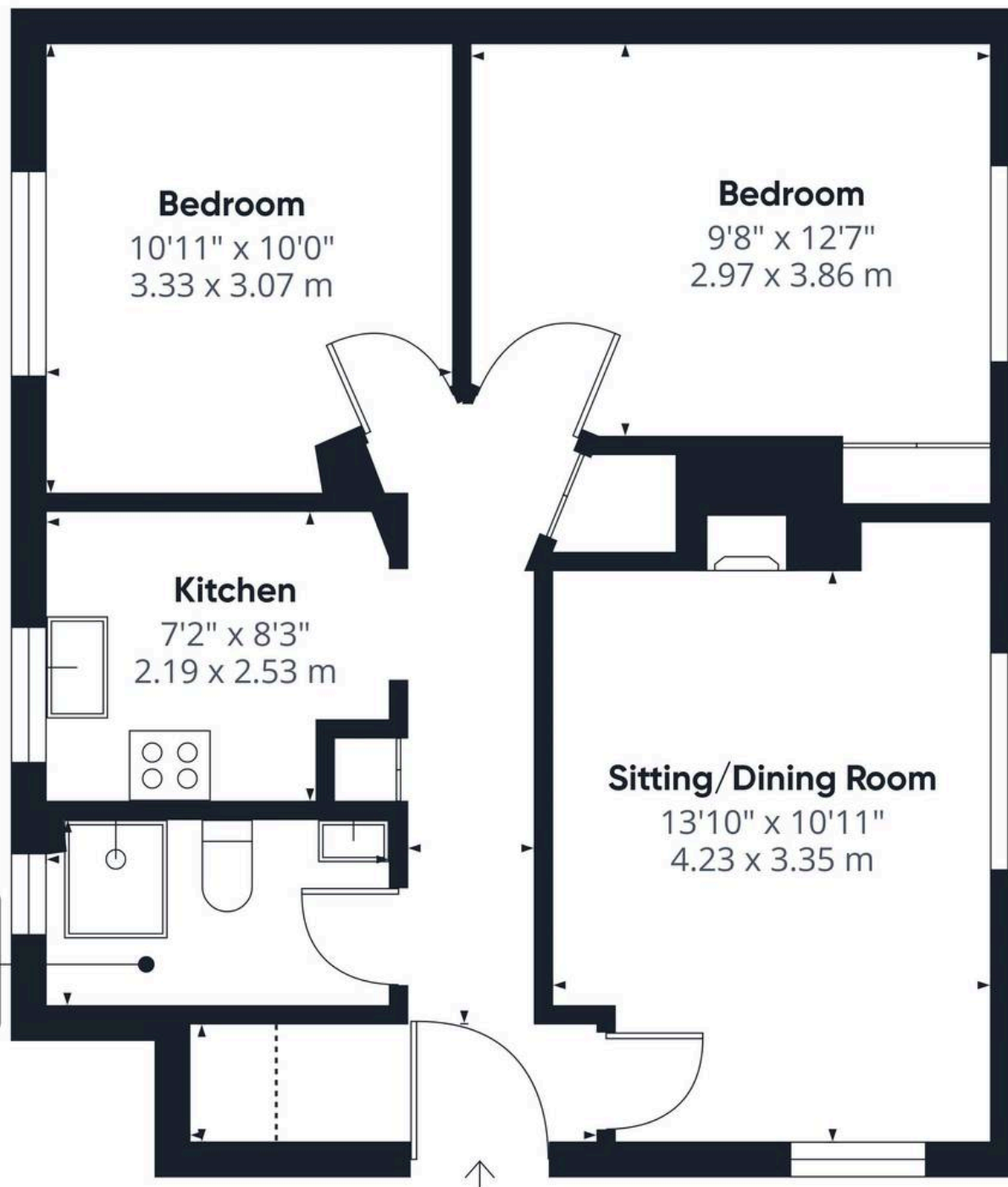




THE GREAT OUTDOORS

The rear garden is initially laid with concrete whilst a brick storage shed can be found immediately to your left. Through from here a large lawn space opens up fully enclosed on both sides and to the rear with timber fencing gently sloping upwards to a further planting garden at the very top.





Approximate total area⁽¹⁾

573.72 ft²
53.3 m²

Reduced headroom

6.43 ft²
0.6 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.

GIRAFFE 360



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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 and 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.