



Earlham Green Lane, Norwich - NR5 8RB





## Earlham Green Lane

Norwich

NO CHAIN! This fantastic TWO BEDROOM SEMI-DETACHED house presents an outstanding INVESTMENT OPPORTUNITY or FIRST TIME PURCHASE with the added benefit of being offered for sale with no onward chain, providing a hassle-free transaction for the prospective buyer. The property is currently professionally rented but could also be rented as a student let with the relevant requirements. Situated in a PRIME LOCATION, this home is conveniently positioned for access to the prestigious University of East Anglia and the local hospital, making it an ideal choice for students, medical professionals, or savvy investors. The property boasts a main sitting room that offers a welcoming space to relax and entertain, along with a separate kitchen providing a functional area to prepare meals as well as ground floor shower room. Upstairs, TWO DOUBLE BEDROOMS complete the accommodation, ensuring a comfortable living environment for occupants.





The property also benefits from a HUGE SHINGLED DRIVEWAY, offering ample off-road parking for numerous vehicles or the opportunity to create further garden space. To the side there is a private courtyard style garden as well.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Semi-Detached Home
- Excellent Investment Opportunity
- Well Located For The UEA & Hospital
- Main Sitting Room & Separate Kitchen
- Two Double Bedrooms & Shower Room
- Huge Shingled Driveway Providing Ample Parking
- Scope For Further Improvement

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. 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

Approached via the expansive shingled driveway to the front, you will find plenty of parking for multiple vehicles as well as a pathway to the gated entrance and timber fencing enclosing the space. There is a side gate leading to the side courtyard garden as well as the main entrance door to the house to the front.

## THE GRAND TOUR

Entering via the main entrance door to the front you will find a hallway with the stairs in front to the first floor. To the right of the hallway is the kitchen offering a range of wall and base level units with rolled edge worktops over. There is an integrated electric oven and hob over with space for all further white goods. There is a door from the kitchen leading through to the side lobby with a door out to the garden and a large useful storage cupboard. The lobby leads through to the ground floor shower room with a w/c, hand wash basin and shower. From the other side of the hall is the main sitting/dining room with a bay window to the front and a dual aspect. There is also a built in storage cupboard and access to the large understairs cupboard.

Heading up to the first floor landing there is access to two equally sized double bedrooms. Both bedrooms have dual aspects as well as built in storage cupboards as well.

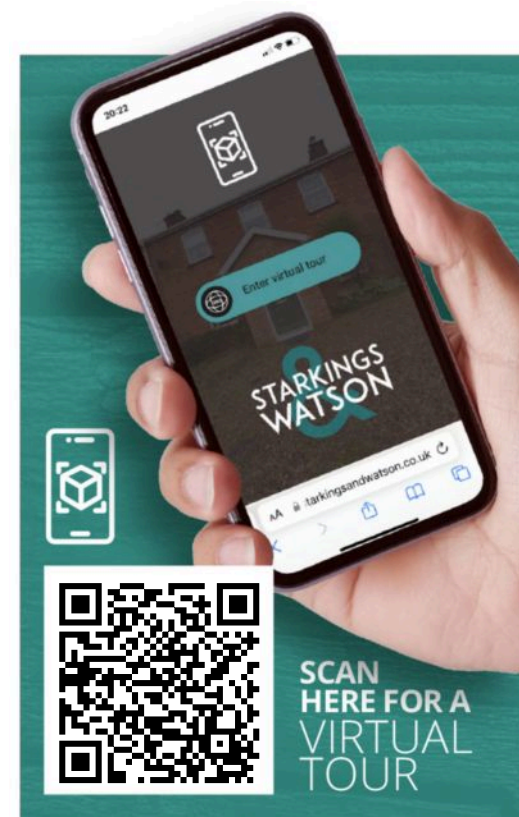
## FIND US

Postcode : NR5 8RB

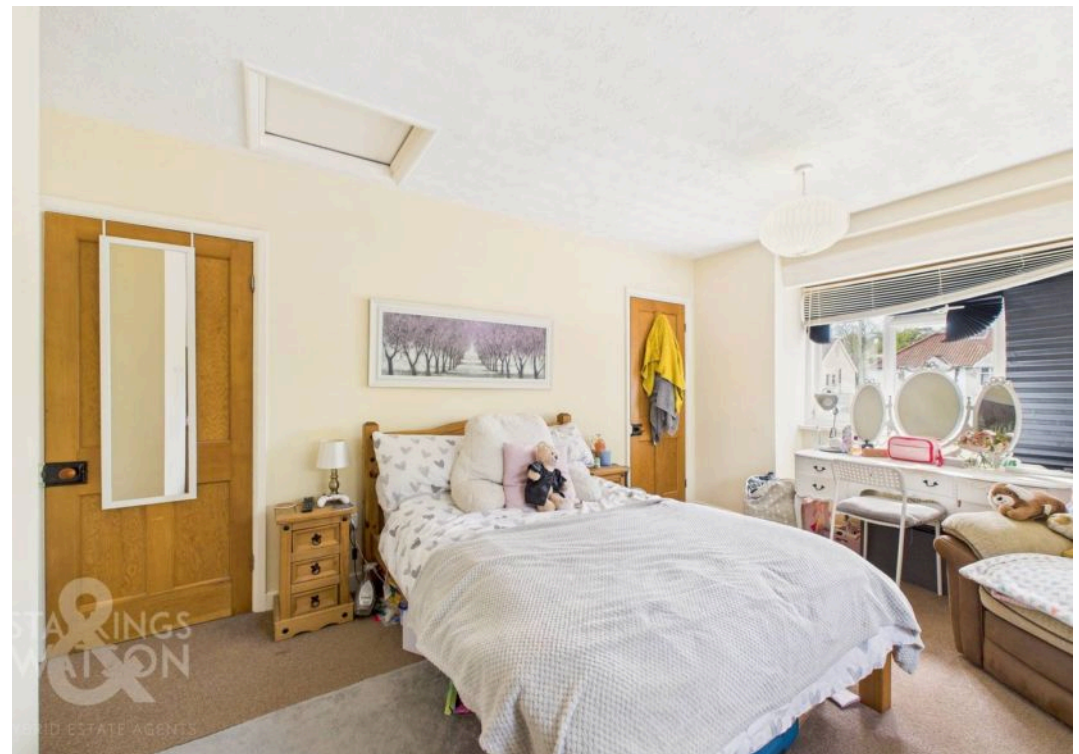
What3Words : ///movie.invent.ages

## VIRTUAL TOUR

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











## THE GREAT OUTDOORS

The outside space comes mainly in the form of the large and expansive frontage which is laid to shingle currently and used as driveway parking for multiple vehicles. A section of the frontage could easily be sectioned off and used as garden if required. To the side of the house is a private courtyard style garden which is laid to shingle with decking providing a perfect spot for a table and chairs. There is a gate from here to the frontage and a door to the kitchen.







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

640.57 ft<sup>2</sup>

59.51 m<sup>2</sup>

**Reduced headroom**

0.11 ft<sup>2</sup>

0.01 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

**GIRAFFE360**





## Starkings & Watson Hybrid Estate Agents

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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.