



Lilburne Avenue, Norwich, NR3 3NY

welcome to

Lilburne Avenue, Norwich

A SUPERB TWO BEDROOM PURPOSE BUILT MAISONETTE situated in a quiet location overlooking a large central green just off Catton Grove Road just to the north of Norwich and in the NR3 postcode boasting great amenities. The property is within excellent decorative order, with good levels of presentation!!



Private Entrance Door

To entrance hall with stairs to first floor.

First Floor Landing

Access to loft space.

Lounge

13' 9" x 11' 11" (4.19m x 3.63m)

With airing cupboard, UPVC window to rear aspect and wall mouldings.

Kitchen

8' x 6' 2" (2.44m x 1.88m)

Fully fitted comprehensive range of eye and base level kitchen units, inset sink unit, plumbing for washing machine, space for fridge, fitted extractor fan (stainless steel) and UPVC window to front aspect.

Bedroom One

10' 6" x 10' 5" (3.20m x 3.17m)

UPVC window to rear aspect and radiator.

Bedroom Two

10' 9" x 6' 10" (3.28m x 2.08m)

Built in double wardrobe, UPVC window to rear aspect and built in double cabin bed with storage under.

Shower Room

With inset mains fed shower, wash hand basin, W/C, ladder radiator, extractor fan and UPVC window to front aspect.

Exterior

The property has a ground floor internal storage cupboard also benefiting from on street parking.



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welcome to

Lilburne Avenue, Norwich

- FRESHLY REFURBISHED TWO BEDROOM MAISONETTE
- Private ground floor entrance
- Overlooking central green
- Popular NR3 postcode
- Superb level of presentation

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR138990 - 0009

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