



**Munnings Road, Norwich, NR7 9RN**



**welcome to**

**Munnings Road, Norwich**

This well presented TWO BEDROOM FIRST FLOOR FLAT is situated in the popular NR7 postcode just to the East of Norwich city centre and would make a fantastic first time buy or investment purchase. \*VIEWINGS ARE HIGHLY RECOMMENDED NOT TO MISS OUT ON THIS GREAT APARTMENT!!!!\*



## **Stairs To The First Floor Entrance Hall**

Double glazed door to the front aspect, laminated flooring and two storage cupboards.

## **Lounge/diner**

17' 10" max x 12' 10" max ( 5.44m max x 3.91m max )  
Dual aspect double glazed windows to the front, gas fire with back boiler, radiator and TV point.

## **Kitchen**

9' 1" x 5' 7" ( 2.77m x 1.70m )  
Double glazed window to the rear aspect, wall & base units with work surfaces over, stainless steel 1 size bowl sink, space for a washing machine & fridge/freezer, electric oven, electric hob, storage cupboard and vinyl flooring.

## **Inner Hallway**

Radiator, loft access and vinyl flooring.

## **Bedroom 1**

15' 2" x 8' 6" ( 4.62m x 2.59m )  
Double glazed window to the front aspect, radiator and carpeted flooring.

## **Bedroom 2**

11' 9" x 8' 10" ( 3.58m x 2.69m )  
Double glazed window to the rear aspect, radiator and vinyl flooring.

## **Bathroom**

Double glazed window to the front aspect, bath with shower over, wash hand basin, W/C, vinyl flooring and airing cupboard.

## **Exterior**

To the front is a path to the front door with on road parking. To the rear is a communal garden mainly laid to lawn and a brick storage shed ideal for bicycles.



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welcome to

## Munnings Road, Norwich

- Two double bedrooms
- Perfect for first time buyers or investors
- Communal garden
- Easy access to the city centre & train station
- Well presented throughout

Tenure: Leasehold EPC Rating: D

offers in excess of

**£140,000**



Please note the marker reflects the postcode not the actual property

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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.



Property Ref:  
NOR139432 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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