



**Howard Mews, Norwich NR3 4JU**

**welcome to**

**Howard Mews, Norwich**

**\*VENDOR HAS FOUND!\* This spacious TWO BEDROOM GROUND FLOOR FLAT is situated in the popular NR3 postcode close to lots of local amenities and transport links.\*VIEWINGS ARE HIGHLY RECOMMENDED NOT TO MISS OUT ON THIS GREAT FLAT!\***



### **Entrance Hall**

Front aspect door, storage cupboard, wood effect flooring, radiator with doors into the cloakroom, bedrooms 1 & 2 and the lounge/kitchen.

### **Cloakroom**

Plumbing for a tumble drier.

### **Lounge/Diner**

20' 8" max x 11' 8" max ( 6.30m max x 3.56m max )  
Double glazed window to the front aspect x3,  
carpeted floor and radiator.

### **Kitchen**

7' 10" max x 7' 7" max ( 2.39m max x 2.31m max )  
Wood effect flooring, range of wall and base units with work surfaces over, plumbing for a washing machine, stainless steel sink, double glazed window to the side aspect, space for a fridge/freezer, boiler housing, oven, hob and extractor hood.

### **Bathroom**

Wood effect flooring, W/C, wash hand basin with splashback, bath with shower over, heated towel rail and part tiled walls.

### **Bedroom 1**

11' 10" x 7' 10" ( 3.61m x 2.39m )  
Radiator, double glazed window to the front aspect and carpeted floor.

### **Bedroom 2**

8' 7" x 7' 2" ( 2.62m x 2.18m )  
Carpeted floor, radiator and double glazed window to the front aspect

### **Exterior**

Communal garden areas with one allocated parking space.



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welcome to

## Howard Mews, Norwich

- City centre location
- Two bedrooms
- Perfect first time buy or investment purchase
- Allocated parking space
- Peppercorn ground rent

Tenure: Leasehold EPC Rating: C

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:  
NOR141046 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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