



**Pearcefield, Norwich, NR3 4JF**

**welcome to**

## **Pearcefield, Norwich**

**\*\*LIGHT AND SPACIOUS\*\*** Well presented and spacious two bedroom ground floor apartment located in the highly sought after NR3 area of Norwich, This property is an attractive option for first time buyers, landlords or downsizers seeking a low-maintenance lifestyle in a desirable location.



## Lounge

20' x 11' 10" ( 6.10m x 3.61m )

Large double glazed windows, laminate flooring and radiator.

## Kitchen

14' x 6' 11" ( 4.27m x 2.11m )

Double glazed window, range of wall and base units, gas hob, extractor fan, electric oven, space for washing machine and vinyl flooring.

## Bedroom One

16' x 8' 7" ( 4.88m x 2.62m )

Double glazed window, carpeted flooring and radiator.

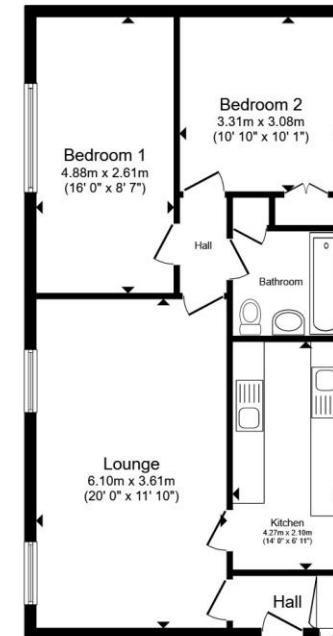
## Bedroom Two

10' 10" x 10' 1" ( 3.30m x 3.07m )

Double glazed window, carpeted flooring and radiator.

## Bathroom

Double glazed window, bath tub with shower over, toilet, wash hand basin and vinyl flooring.



Total floor area 66.9 m<sup>2</sup> (720 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Pearcefield, Norwich

- Ground floor apartment
- Light and spacious
- Popular NR3 location
- Perfect first time buy or investment
- Generous living area

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Sep 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£145,000**



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Property Ref:  
NOR143861 - 0002



Please note the marker reflects the postcode not the actual property

 william h brown



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