

LEASEHOLD



Studio

38 EARLAM HOUSE EARLAM ROAD, NORWICH, NR2 3PE

Offers Over

£75,000

FEATURES

- No Onward Chain
- Studio Apartment
- Sought After Location
- First Floor
- Fantastic Purchase or First Purchase
- Close Proximity to the UEA and City



1 Bedroom Studio located in Norwich

Call us on
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Council Tax Band
A

**** No Onward Chain **** Located on Earlham Road in the vibrant city of Norwich, this charming studio apartment offers a perfect blend of comfort and convenience. With no onward chain, this property presents an excellent opportunity for first-time buyers or those looking to invest in a buy-to-let venture.

Upon entering, you are greeted by a secure communal entrance that leads to your own private entrance hall, ensuring a sense of privacy and security. The living and sleeping area is thoughtfully designed, providing a versatile space that can be tailored to your personal style. The kitchen is well-equipped, making it easy to prepare meals, while the bathroom offers all the essential amenities.

The property is situated in a sought-after location, just a stone's throw away from the city centre and the University of East Anglia, making it ideal for students and professionals alike.

This studio apartment on Earlham Road is not just a home; it is a lifestyle choice, offering easy access to the rich cultural and social offerings of Norwich. Whether you are looking to settle down or seeking a lucrative rental opportunity, this property is sure to impress. Don't miss your chance to make this delightful studio your own.

GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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