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**Plot 2, Old Laundry Court,
Norwich, Norfolk, NR2 4GZ**



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Estate Agents and Lettings

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

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A brand new three storey, two bedroom mid townhouse, situated to the west of Norwich City centre with views over the river. The accommodation comprises of entrance hall, kitchen/diner, WC, sitting room, first floor landing, bedroom with balcony, study, bathroom, second floor landing, master bedroom and en-suite shower room. The property benefits from gas central heating, solar power, double glazing and integrated appliances in the kitchen/diner. Externally there is a garage and courtyard rear garden. The property is offered to the market with no onward chain and an early viewing is highly recommended. **Potential rental income of £895 to £950 pcm.**

£215,000

Double glazed door to:-

Entrance Hall

Stais to the first floor, door to kitchen/diner.

Kitchen/Diner

9' 6" to 6' 9" x 14' 2" (2.90m to 2.08m x 4.32m)

Double glazed window to the side, fitted with a range of base and wall units, sink unit, work surfaces, tiled splashbacks, breakfast bar, integrated fridge/freezer, double stainless steel oven and stainless steel gas hob, integrated washer/dryer, wall mounted boiler, door to lounge, door to WC.

WC

6' 1" x 2' 10" (1.88m x 0.88m)

Low level WC, wash basin, radiator, tiled floor.

Sitting Room

10' 9" x 12' 9" (3.30m x 3.90m)

Bifold double glazed double doors to the courtyard overlooking the river, radiator.

First Floor Landing

Double glazed window to the front, radiator, doors to all rooms, stairs to the second floor.

Bedroom 2

9' 5" to 10' 5" x 9' 4" (2.88m to 3.18m x 2.86m)

Double glazed double door to bathroom, fitted wardrobe, double radiator.

Balcony

Decked floor, glass balustrade, views over the river.

Bathroom

6' 4" x 6' 5" (1.95m x 1.96m)

Bath with electric shower over, wash basin, low level WC, wash basin, low level WC, radiator, fully tiled walls and floors.

Study

6' 3" x 8' 7" (1.91m x 2.63m)

Double glazed window to the front, radiator.

Second Floor Landing

5' 4" x 2' 10" (1.63m x 0.88m)

Door to cupboard, door to:-

Master Bedroom

10' 8" x 9' 4" (3.27m x 2.86m)

Double glazed window to the side, radiator.

En-Suite

6' 7" x 9' 4" (2.03m x 2.87m)

Obscured double glazed window to the side, shower cubicle, wash basin, low level WC, radiator, fully tiled walls and floor.

Outside

Garage and courtyard garden with views over the river.



Directions

Proceed via Dereham Road and at the traffic lights turn right onto Old Palace Road. At the next set of traffic lights turn left onto Heigham Street and continue over the next traffic lights onto Waterworks Road and Old Laundry Court can be found on the right hand side.

