



**Earlham House Earlham Road, Norwich NR2 3PF**

**welcome to**

**Earlham House Earlham Road, Norwich**

**\*\*GUIDE PRICE £80,000 - £90,000\*\* \*\* SECOND FLOOR FLAT IN POPULAR GOLDEN TRIANGLE \*\* Situated in the heart of the Golden Triangle is this second floor flat which benefits from open plan living / bedroom, kitchen and shower room. Internal viewing is highly recommended!**



### Entrance Hall

Door to communal hallway, door to living room / bedroom, door to shower room;

### Shower Room

Suite comprising shower cubicle with electric shower, low level wc, wash hand basin, extractor fan, tiled floor, wall mounted heater, heated towel rail.

### Lounge / Bedroom

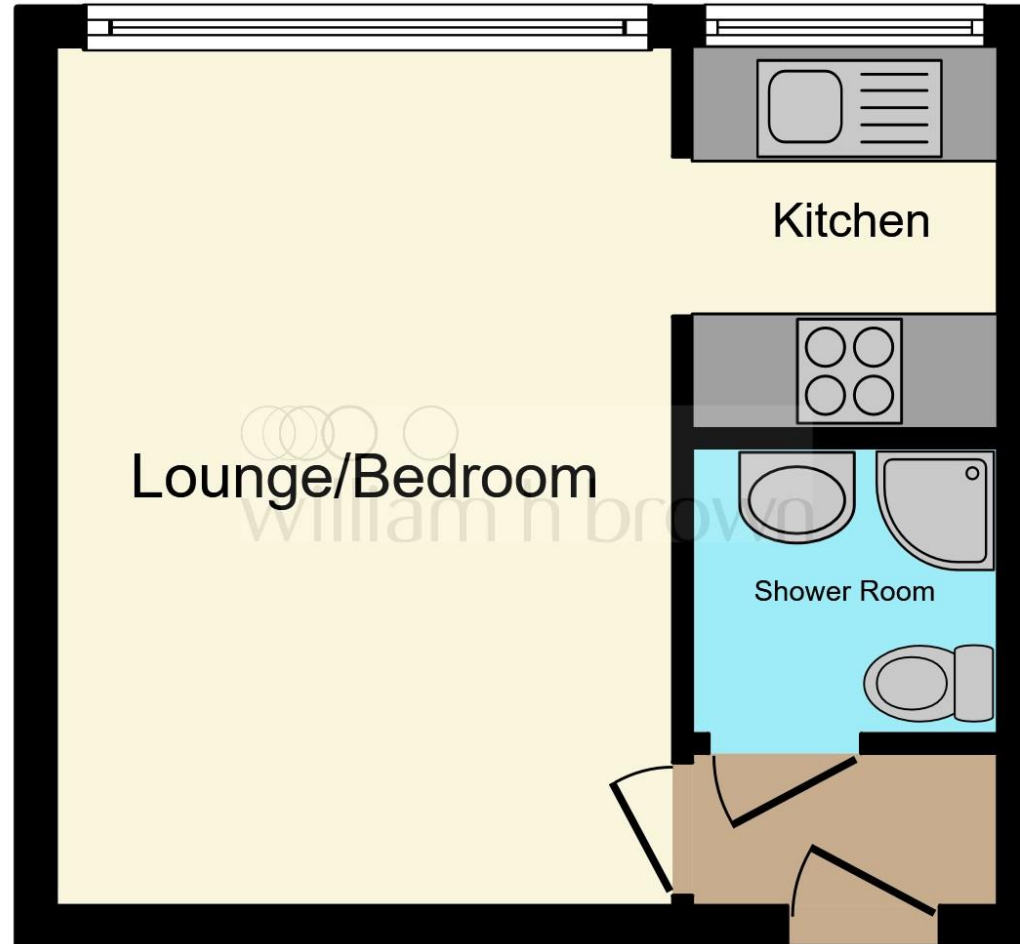
15' 2" x 10' 5" ( 4.62m x 3.17m )

Double glazed window to front aspect, electric storage heater.

### Kitchen

5' 3" x 6' 10" ( 1.60m x 2.08m )

Double glazed window to front aspect, fitted kitchen with a range of wall and base units, work surfaces over, inset stainless steel sink and drainer, electric oven, ceramic hob, washing machine (which will be included).



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Earlham House Earlham Road, Norwich

- STUDIO APARTMENT
- DOUBLE GLAZING
- ELECTRIC HEATING
- GOLDEN TRIANGLE LOCATION
- IDEAL FIRST TIME BUY OR INVESTMENT PURCHASE

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 117 years from 14 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£75,000**



### directions to this property:

From the William H Brown Unthank Road office proceed out of Norwich along the Unthank Road taking a right hand turning into Glebe Road, proceed over the junction with Jessopp Road into Recreation Road where the property will be located within the development on your left hand side before Earlham Road.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR104920 - 0005

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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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