



**Heigham Grove, Norwich NR2 3DQ**

**welcome to**

**Heigham Grove, Norwich**

\*\*\* A STUNNING FIRST FLOOR APARTMENT WITHIN A PERIOD HOUSE CONVERSION \*\*\* Located within a close proximity of the city centre just off Earlham Road, this property has been refurbished to a good standard throughout and offers a host of original features!



## Entrance Hall

Communal entrance door to front aspect with secure entry intercom system, stairs rising to first floor with private entrance door to the apartment.

## Lounge

15' 2" max x 10' 2" max ( 4.62m max x 3.10m max )

Sash window to front aspect, feature cast iron fireplace with wooden surround, radiator, television/telephone point, coving, ceiling rose, meter cupboard, extensive shelving/bookcase made from reclaimed timber.

## Bedroom

12' 10" x 10' 2" max ( 3.91m x 3.10m max )

Sash window to rear aspect, radiator, smooth plastered ceiling, coving.

## Kitchen

8' 5" x 8' ( 2.57m x 2.44m )

Modern fitted kitchen with a selection of wall and base mounted units, window to side aspect, roll top work surfaces, single bowl stainless steel sink with drainer unit, part tiled splash back, integrated electric oven and gas hob, stainless steel cooker hood, integrated washing machine, fridge/freezer, central heating boiler, vinyl flooring.

## Bathroom

Sash window to rear aspect, a modern white suite comprising paneled bath with mixer taps with shower attachment, wc, wash hand basin, radiator, part tiled splash back, and extractor fan.

## Outside

From the road via an iron gate is the communal garden laid to lawn, pathway leading to front door, shrub borders, bike storage shed and bin storage area.

## Agents Note

The property qualifies for parking permits and visitor permits. Contact the local authorities for more information.



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.focalagent.com](http://www.focalagent.com)



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welcome to

## Heigham Grove, Norwich

- \*\*\*GUIDE PRICE £170,000 - £180,000\*\*\*
- PERIOD HOUSE CONVERSION
- DOUBLE BEDROOM
- ORIGINAL FEATURES
- MODERN FITTED KITCHEN AND BATHROOM SUITE

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£170,000**



### directions to this property:

Proceed out of Norwich via the Earlham Road taking a left hand turning into Heigham Grove, where the property will be located straight ahead of you.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106197 - 0004

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