



Earlham Road, Norwich NR2 3HF

welcome to

Earlham Road, Norwich

****FIRST TIME BUY OR INVESTMENT PURCHASE**** This fantastic two bedroom first floor flat has much to offer from having an outside space to being spacious and bright throughout! Call today to arrange your viewing and avoid disappointment!



Entrance

Staircase to first floor.

Hall

Doors to all rooms, large storage cupboard.

Kitchen / Dining Room

17' 7" x 7' (5.36m x 2.13m)

Fitted with a matching range of base, wall and drawer units, work surfaces, stainless steel sink unit and drainer, built in oven with gas hob and cooker hood over, space for fridge freezer, door to rear porch, space for dining table and chairs, radiator, double glazed side window.

Lounge

13' 4" x 13' (4.06m x 3.96m)

Double glazed front window, feature fire place with surround and hearth, radiator.

Bedroom One

13' 4" x 13' 2" (4.06m x 4.01m)

Double glazed rear window, feature fire place with brick surround and hearth, radiator.

Bedroom Two

9' 3" x 6' (2.82m x 1.83m)

Double glazed front window, radiator.

Bathroom

Fitted with modern three piece suite comprising 'L' bath with shower over, WC, wash hand basin with cupboards below, tiling, tiled flooring, double glazed rear window.

Outside

Stair case from rear porch to an enclosed outside space.



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



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welcome to

Earlham Road, Norwich

- Perfect First Time Buy or Investment Purchase
- Spacious First Floor Flat
- Two Bedrooms
- Outside Space
- Golden Triangle Location

Tenure: Freehold EPC Rating: C

offers in excess of

£210,000

directions to this property:

Leave our office on Unthank Road and turn right onto College Road. Continue on College Road towards Earlham Road. At the end of the road turn right onto Earlham Road where the property will be on your right.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR104235 - 0002

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