





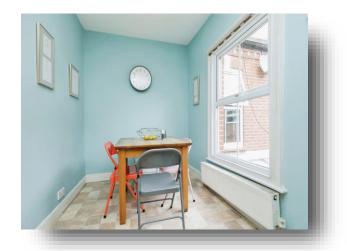




welcome to

Earlham Road, Norwich

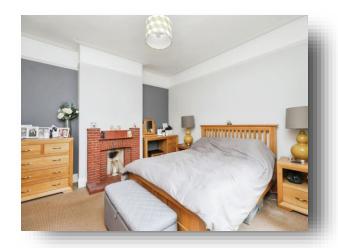
FIRST TIME BUY OR INVESTMENT PURCHASE This fantastic two bedroom first floor flat has much to offer from having an outside space to being spacious and bright throughout! Call today to arrange your viewing and avoid disappointment!













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





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.









view this property online williamhbrown.co.uk/Property/UNR104235



Property Ref: UNR104235 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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postcode not the actual property



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.