



**Lobelia Lane, Cringleford Norwich NR4 7JU**

**welcome to**

**Lobelia Lane, Cringleford Norwich**

\*\*\*AN INVITING MODERN HOME CONVENIENTLY LOCATED FOR THE UEA, NNUH AND CITY CENTRE\*\*\* Offering allocated parking, private entrance and no service charge or ground rent internal viewing is highly recommended for this property being offered with no onward chain!!





### Entrance Hall

Composite door to front aspect, stairs to first floor accommodation;

### Living Area

12' 2" x 16' 6" max ( 3.71m x 5.03m max )  
Double glazed windows to front aspect, built in storage cupboard, two radiators, door to inner hallway, open to kitchen;

### Kitchen

5' 3" x 11' ( 1.60m x 3.35m )  
Double glazed window to rear aspect, fitted kitchen comprising a range of wall and base units, work surfaces over, inset one and a half bowl stainless steel sink and drainer with mixer tap, gas hob, electric oven, integrated fridge / freezer, integrated washing machine and dishwasher, tiled floor.

### Inner Hallway

Door from living area, doors to both bedrooms and bathroom;

### Bedroom One

12' max x 12' ( 3.66m max x 3.66m )  
Double glazed window to rear aspect, radiator.

### Bedroom Two

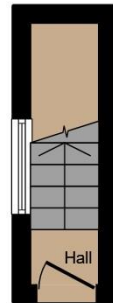
10' 7" x 7' 5" ( 3.23m x 2.26m )  
Double glazed window to front aspect, radiator.

### Bathroom

Double glazed window to front aspect, suite comprising bath with mixer tap and mains shower over, low level wc, pedestal sink, part tiled walls, extractor fan, heated towel rail.

### External

The property is approached via a pathway through communal gardens whilst to the rear there is an allocated parking space and quarter share of the brick-built cycle store.



**Ground Floor**



**First Floor**

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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## **Lobelia Lane, Cringleford Norwich**

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106634 - 0002

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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.

### **directions to this property:**

Proceed out of Norwich via the Newmarket Road and follow the road along to the dual carriageway taking a right hand turning at the roundabout onto Round House Way. Take a right at the roundabout onto Dragonfly Lane and then right into Lobelia Lane. Follow the road along where the property will be located on your right hand side.



**william h brown**



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