



Earlham House Earlham Road, Norwich NR2 3PE

welcome to

Earlham House Earlham Road, Norwich

Situated in the heart of the Golden Triangle is this first floor apartment which benefits from open plan living accommodation with separate kitchen and shower room. The property has been previously rented and achieving £875PCM - A fantastic 11.6% Gross Return on investment!



Communal Entrance

Stairs to second floor, security phone entry system.

Entrance Hall

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

Lounge / Bedroom

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

Double glazed window to front aspect, electric storage heater, open to kitchen;

Kitchen

6' 9" x 5' 3" (2.06m x 1.60m)

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, integrated fridge, plumbing and space for washing machine.

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.



view this property online williamhbrown.co.uk/Property/UNR106683



welcome to

Earlham House Earlham Road, Norwich

- FIRST FLOOR STUDIO APARTMENT
- IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT
- WELL PRESENTED THROUGHOUT
- DOUBLE GLAZING AND ELECTRIC HEATING
- MODERN KITCHEN AND SHOWER ROOM

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£90,000

directions to this property:

Proceed out of Norwich via the Earlham Road where Earlham House will be located just after Recreation Road.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/UNR106683



Property Ref:
UNR106683 - 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.

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.



william h brown



01603 667077



Unthankroad@williamhbrown.co.uk



161 Unthank Road, Norwich, Norfolk, NR2 2PG



williamhbrown.co.uk