



Earlham House Earlham Road, Norwich NR2 3PF

welcome to

Earlham House Earlham Road, Norwich

*** STUNNING DUPLEX APARTMENT LOCATED WITHIN THE GOLDEN TRIANGLE OF NORWICH *** Modern kitchen and shower room make this an ideal first time purchase or buy to let investment. A fantastic home ready to move straight into and internal viewing is highly recommended!



Lounge/Kitchen/Dining Room

14' 11" x 16' max (4.55m x 4.88m max)

Double glazed window to rear aspect, kitchen area comprising modern fitted kitchen with a range of wall and base mounted units, stainless steel sink and drainer, roll top work surfaces, electric oven, ceramic hob, overhead cooker hood, integral washer/dryer, large integral fridge freezer, security entry phone system, vaulted ceiling, electric heater, stairs to first floor.

Bedroom

10' 9" plus recess x 12' 1" (3.28m plus recess x 3.68m)

Double glazed window to front aspect, electric radiator, storage cupboard, door to shower room, vaulted ceiling.

Shower Room

Suite comprising modern shower cubicle with electric shower, low level wc, wash hand basin, tiled splashbacks, heated towel rail, electric fan, tiled floor, part tiled walls, vaulted ceiling.



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



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Earlham House Earlham Road, Norwich

- DUPLEX APARTMENT
- OPEN PLAN LOUNGE/DINING/KITCHEN
- BEDROOM WITH FITTED STORAGE
- MODERN SHOWER ROOM
- DOUBLE GLAZING AND ELECTRIC HEATING

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 1256.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 118 years from 19 Jul 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£120,000

directions to this property:

From the William H Brown Unthank Road office proceed out of Norwich along the Unthank Road taking a right hand turning into Glebe Road, proceed over the junction with Jessopp Road into Recreation Road where the property will be located within the development on your left hand side before Earlham Road.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106877 - 0006

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.



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