



**Johnson Place, Norwich NR2 2SA**

**welcome to**

**Johnson Place, Norwich**

**\*\*\*NO ONWARD CHAIN!\*\*\*** A spacious three-bedroom maisonette located in the sought-after NR2 area of Norwich. Arranged over two floors, the property features a bright sitting room with balcony overlooking the cathedral on Earlham Road, a fitted kitchen, and three well-proportioned bedrooms.



## Hall

Entrance door, storage cupboard, staircase to first floor.

## Bedroom One

11' 6" x 9' ( 3.51m x 2.74m )

UPVC double glazed side windows, electric radiator

## Bedroom Two

8' 7" x 6' 8" ( 2.62m x 2.03m )

UPVC double glazed side window, electric radiator

## Shower Room

Fitted with a two piece suite comprising shower, wash hand basin with cupboard below, tiling.

## Wc

WC

## Landing

Storage cupboards, doors to;

## Lounge

17' 9" x 11' 7" ( 5.41m x 3.53m )

UPVC double glazed rear windows and door to balcony, under stair storage space, electric radiator

## Kitchen

11' 7" x 10' 10" ( 3.53m x 3.30m )

Fitted with a range of base, wall and drawer units, work surfaces, sink unit and drainer, 4 ring gas hob, electric eye-line oven, plumbing washing machine, space for fridge freezer, electric radiator, UPVC double glazed side windows.

## Bedroom Three

11' 9" x 5' 9" ( 3.58m x 1.75m )

UPVC double glazed side window, electric radiator

## Agents Note

All white goods are included in the sale of the property.



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## Johnson Place, Norwich

- Maisonette Arranged Over Two Floors
- Three Bedrooms
- Ideal First Time Buyers
- Private Balcony
- Stunning Views

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 504.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106976 - 0003

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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.



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