



38 | Lakenham Road | Norwich | NR4 6BA

Guide Price £160,000

 **BUTTERFLY**
SALES, LETTINGS & PROPERTY MANAGEMENT



The Features

- Guide Price £160,000 - £170,000
- Well presented two bedroom ground floor apartment in the popular NR4 location
- Benefiting from a private entrance, individual frontage, and an enclosed rear garden
- Entrance hall with useful storage areas, fitted kitchen and bathroom
- Generous dual aspect 14'11 front facing lounge
- Two well proportioned double bedrooms with built in storage
- Gas central heating throughout
- Offered with no onward chain & priced to sell
- Opportunity to create off road parking, with a dropped kerb already in place
- Ideal for first time buyers, buy to let investors, or those looking to downsize

About the Property

If you are looking for a well presented ground floor apartment with its own private entrance and enclosed garden, this two bedroom home in the popular NR4 location is well worth viewing. Ideal for first time buyers, buy to let investors, or those looking to downsize, the property offers a practical and comfortable layout that suits a range of lifestyles.

The accommodation includes an entrance hall with useful storage, a generous 14'11 front facing lounge, a fitted kitchen, a bathroom, and two well proportioned double bedrooms. The main bedroom is positioned to the front of the property and benefits from a built in cupboard, while bedroom two is located to the rear and features double doors opening into a lean to area.

A particular feature of this home is its private entrance, individual frontage, and enclosed rear garden, which are rarely found with apartments in Norwich. The property further benefits from gas central heating and is offered with no onward chain, making it ready for its next chapter. Early viewing is strongly recommended.





The Outside

To the front of the property is a gravel area, bordered by a low-level brick wall. The owner has paid for the kerb to be dropped, which has been completed, allowing the front garden to be converted into off-road parking for the apartment if desired.

To the rear is a generously sized garden measuring approximately 18' x 43', mainly laid to lawn and featuring a side access gate leading through to the front of the property.

The property also benefits from a useful brick-built storage shed.

Location Overview

Situated on Lakenham Road, just south of Norwich city centre, this property enjoys a convenient and well-connected location, ideal for a wide range of buyers. The area benefits from an excellent selection of local amenities, including schools for all ages, a nearby doctor's surgery, and a variety of retail outlets along Hall Road.

There are good public transport links nearby, with regular bus services providing easy access to and from the city centre. For those travelling by car, the Southern Bypass is within easy reach, offering convenient routes to surrounding areas.

Directions

Head along Newmarket Road towards the city centre. At the first roundabout, turn right onto Daniels Road, passing Notcutts on your right. Continue straight over at the first set of traffic lights, then turn right into Lakenham Road, where the property can be found a short distance along on the right-hand side.

What3Words: ///proof.degree.poem

AGENTS NOTE

Please note that we have been informed the property is leasehold. The combined ground rent and service charge is £245.30 per annum, and there are approximately 91 years remaining on the lease.

Please be advised that the property is currently tenanted, and notice will be served once a buyer has been found.

Further Information

Letting Services -

We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

Disclaimer -

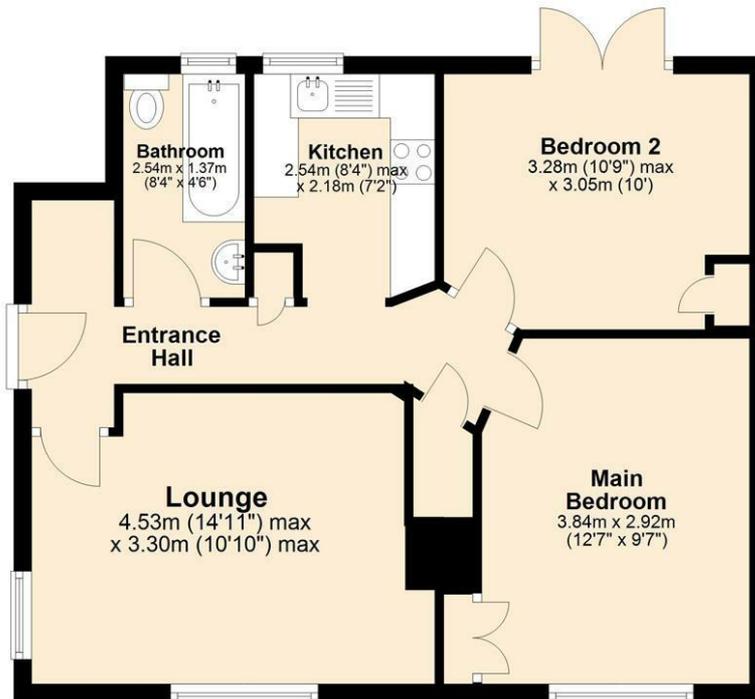
Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for information on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant matters. We also advise reviewing the property and surrounding area using Google Maps or Street View before attending a viewing. Photographs are for illustration only and should not be taken as confirmation that any items shown are included in the sale. If any particular detail is important to you, please seek independent professional verification before proceeding.

Referral Fees-



Ground Floor Apartment

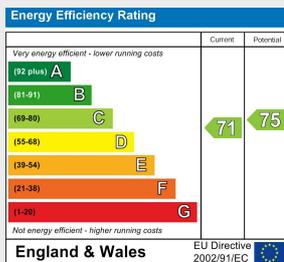
Approx. 54.4 sq. metres (585.6 sq. feet)



Total area: approx. 54.4 sq. metres (585.6 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.

Plan produced using PlanUp.



Tenure: Leasehold
Council Tax Band: A
Local Authority: Norwich



You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



Butterfly Homes | 6 Church Lane | Eaton | NR4 6NZ
 sales@butterflyhomes.co.uk
 www.butterflyhomes.co.uk
01603 870870



Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for information on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant matters. We also advise reviewing the property and surrounding area using Google Maps or Street View before attending a viewing. Photographs are for illustration only and should not be taken as confirmation that any items shown are included in the sale. If any particular detail is important to you, please seek independent professional verification before proceeding. Referral Fees: Butterfly Homes may receive a referral fee from recommended solicitors, mortgage advisers, or other service providers. Any referral arrangement will not affect the cost or quality of the service provided.

We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN