Mill Hill Road

Norwich, Norfolk NR2 3DS

Guide Price £190,000 - £200,000

claxtonbird
residential

Mill Hill Road, Norwich, Norfolk NR2 3DS

*** Guide Price £180,000 - £190,000 *** Located on one of the most desirable roads in Norwich's prestigious Golden Triangle, this apartment presents an excellent opportunity for first-time buyers or investors. Accessed through a secure intercom entry system, the property features a private entrance hall, a bright reception room, a modern fitted kitchen, a well-proportioned bedroom, and a contemporary bathroom suite. Throughout the apartment, you will find beautiful period features such as sash windows and decorative mouldings. Surrounded by well-maintained grounds, this property also includes private off-road parking for residents - a rare find in this prime location. This charming, low-maintenance home offers an ideal base close to the city centre and the lively amenities of Unthank Road.

Entrance Hall
Entrance door and secure entry system.

Sitting / Dining Room 15'3 max x 13'6 (4.65m max x 4.11m)
Light and airy reception room with sash windows to the southern aspect, feature decorative cast iron fireplace with tiled hearth and surround, ceiling rose, coving and original wooden floor. Door to:

Kitchen 7'0 x 7'7 (2.13m x 2.31m)
Modern fitted kitchen comprising base units with work surfaces over, inset single drainer sink unit, a built-in electric oven with inset electric hob, integrated fridge, plumbing for washing machine, upright storage cupboard housing the recently installed combi-boiler and sash window to side aspect.

Bedroom 11'9 + recess x 12'6 max (3.58m + recess x 3.81m max)
Sash window to front aspect and radiator. Door to:

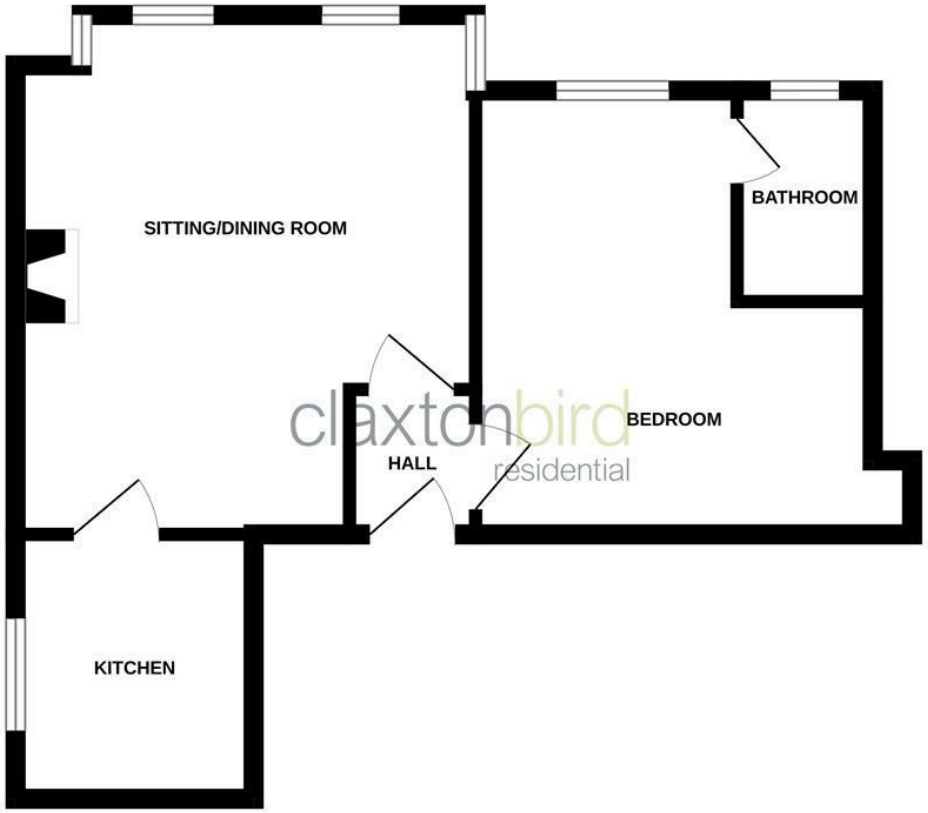
Bathroom
Modern suite comprising bath with shower over, wash hand basin, built in WC, towel rail and sash window to front aspect.

Outside
Set within well-maintained grounds, with lawned gardens, hedging, secure bike store, and private residence parking.

Agents Note
Council Tax Band A

Lease Information:
Lease Length Remaining - 105 years
Annual Ground Rent - £100
Annual Service Charge - £1800

GROUND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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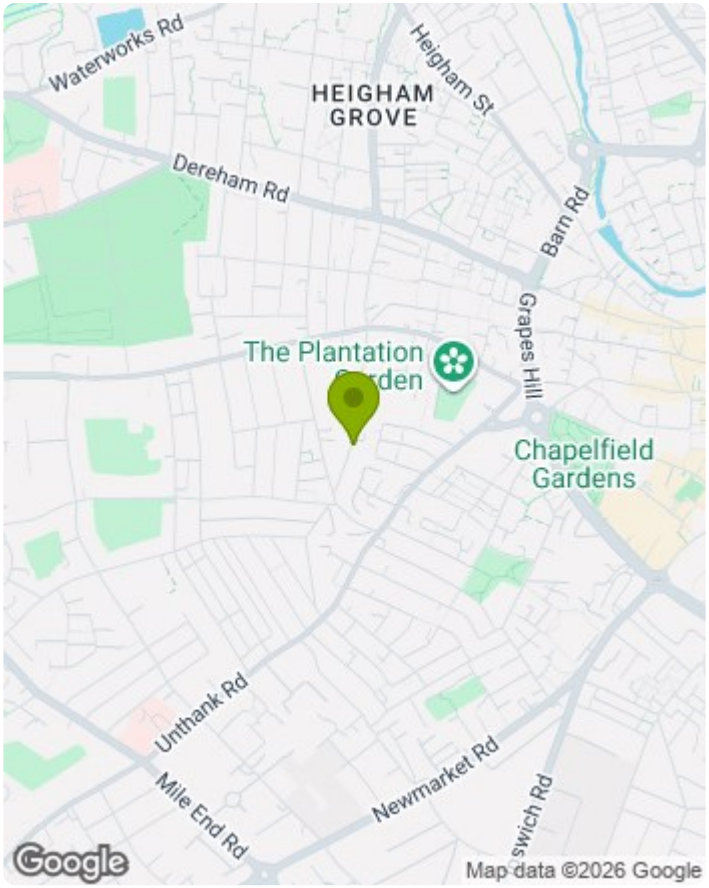

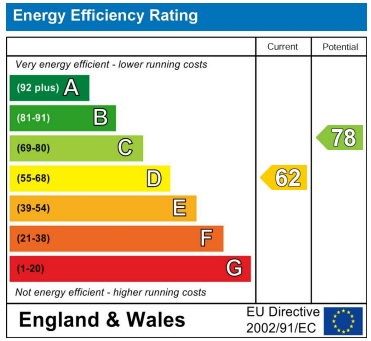

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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