



Earlham Road, Norwich NR2 3RD

welcome to

Earlham Road, Norwich

GARAGE AND OFF ROAD PARKING WITHIN THE GOLDEN TRIANGLE William H Brown are pleased to offer to the market this spacious LOWER GROUND APARTMENT that benefits from PRIVATE COURTYARD GARDEN.



Lounge

10' 9" MAX x 14' 4" (3.28m MAX x 4.37m)

UPVC double glazed french doors and sidelights to rear aspect leading to garden which is the main point of entry, laminate flooring, television point, fibre internet connection, radiator, door to bedroom, bathroom and kitchen.

Inner Hallway

Open from lounge, large walk in storage cupboard, doors to kitchen and bathroom.

Bedroom

13' x 14' 1" (3.96m x 4.29m)

UPVC double glazed window to front aspect, laminate flooring, television point, alcove area designated for home office working arrangements, radiator.

Kitchen

15' 1" x 7' 2" (4.60m x 2.18m)

UPVC double glazed window to front aspect x 2, fitted kitchen with a range of wall and base units, stainless steel sink and drainer set into roll top work surfaces, space and plumbing for dishwasher, electric oven, electric hob, space for fridge freezer, breakfast bar.

Bathroom

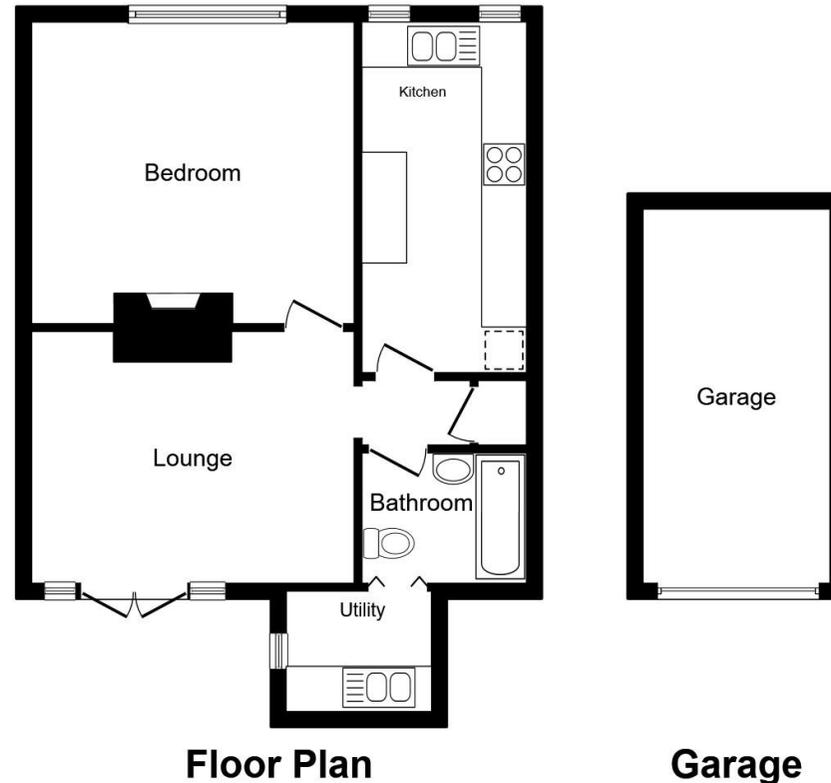
Modern white suite comprising bath with mains shower over, glass shower screen, pedestal sink, low level wc, part tiled walls and tiled flooring, door to utility room.

Utility Room

UPVC double glazed window to side aspect, stainless steel sink and drainer set into roll top work surfaces, gas fired central heating boiler, plumbing and space for washing machine, tiled flooring.

Outside

The property benefits from a private sunken courtyard garden with the added benefit of garage and off road parking a rarity within this predominantly terraced street area.



Floor Plan

Garage

Total floor area 64.9 m² (698 sq.ft.) approx

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.propertybox.io



welcome to

Earlham Road, Norwich

- SECLUDED LOWER GROUND APARTMENT
- RARELY AVAILABLE OFF ROAD PARKING AND GARAGE
- PRIVATE COURTYARD GARDEN IDEAL FOR AL FRESCO DINING
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- SITUATED WITHIN THE GOLDEN TRIANGLE OF NORWICH

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 600.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

directions to this property:

Proceed out of Norwich via the Earlham Road where the property will be located on the Junction with Heigham Road.



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/UNR106915](https://www.williamhbrown.co.uk/Property/UNR106915)



Property Ref:
UNR106915 - 0003

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william h brown



01603 667077



Unthankroad@williamhbrown.co.uk



161 Unthank Road, Norwich, Norfolk, NR2 2PG



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)