



**Peckover Road
Norwich, NR4 7BP**

Guide Price £170,000 - £180,000

claxtonbird
residential

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*** Guide Price £170,000 - £180,000 *** ClaxtonBird are pleased to present this well-proportioned two-bedroom ground-floor apartment, located in the popular NR4 postcode, with easy access to the University of East Anglia and the City Centre. This purpose-built apartment offers flexible accommodation, featuring an entrance hall, a sitting room, a modern fitted kitchen, a wet room, and two double bedrooms. One of the standout features of this property is the large private rear garden, which provides a delightful outdoor seating area and a practical brick-built store. The location is a key selling point, as it is just a stone's throw away from Eaton Park, widely regarded as one of Norwich's most beautiful and historic parks. Offered for sale with no onward chain.

Entrance Hall

Glazed entrance door, understairs storage area, airing cupboard, storage cupboard and radiator.

Sitting Room 15'1" max x 10'10" max (4.61 max x 3.32 max)

Upvc double glazed windows to front and side aspect, gas fireplace with central heating back boiler, and two radiators.

Kitchen 8'3" x 7'1" (2.53 x 2.17)

Modern fitted kitchen comprising wall and base units with wood effect work surface over, one and a half bowl sink drainer with mixer tap, built in electric oven with electric hob and extractor over, plumbing for washing machine, space for fridge freezer, part tiled splashbacks, tiled floor and upvc double glazed window to rear aspect.

Bedroom 12'6" x 9'9" (3.83 x 2.98)

Upvc double glazed window to front aspect, built in wardrobe and radiator.

Bedroom 10'1" x 10'9" (3.08 x 3.29)

Upvc double glazed French doors leading out to the garden, and radiator.

Wet Room 4'6" x 8'3" (1.39 x 2.53)

Suite comprising low-level WC, wash hand basin, wall-mounted electric shower, part-tiled walls, extractor fan and double glazed window to rear aspect.

Front Garden

Lawned garden with pathway to the entrance door.

Rear Garden

Large garden enclosed by fencing with patio seating area, mature shrubs, flower beds, summerhouse, brick-built store and access to the front of the property.

Agents Note

Council Tax Band A

The vendor has informed us of the following lease information:

Lease Length: 125 Years

Years Remaining: 99

Annual Ground Rent: £10

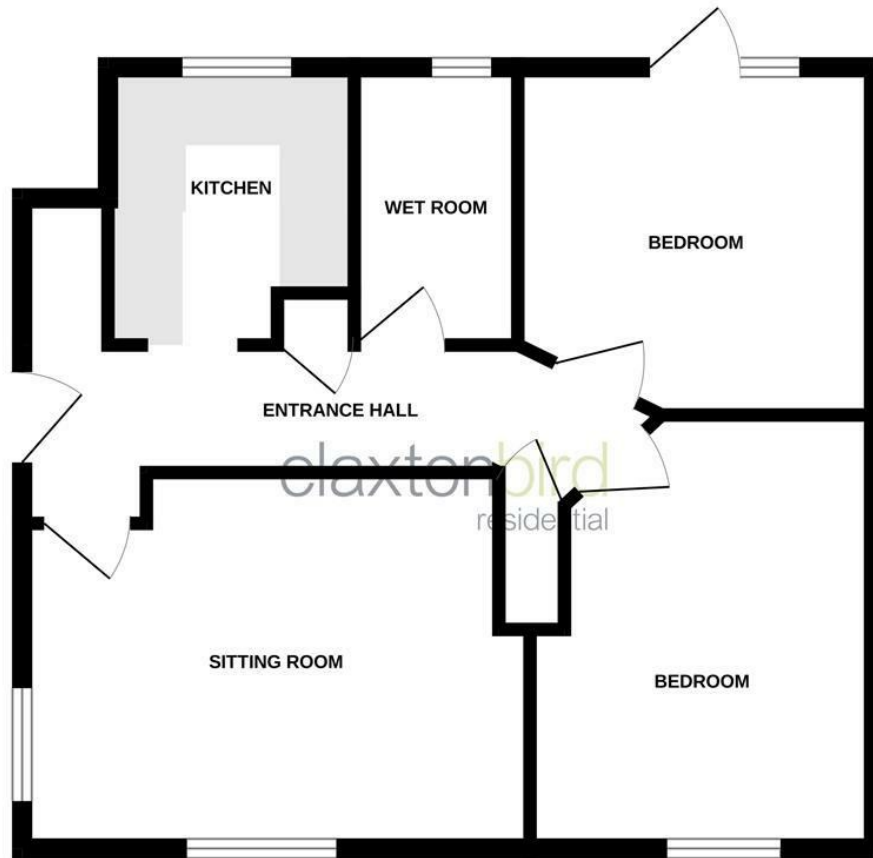
Annual Service Charge: £0

Annual Building Insurance Premium: £190.38

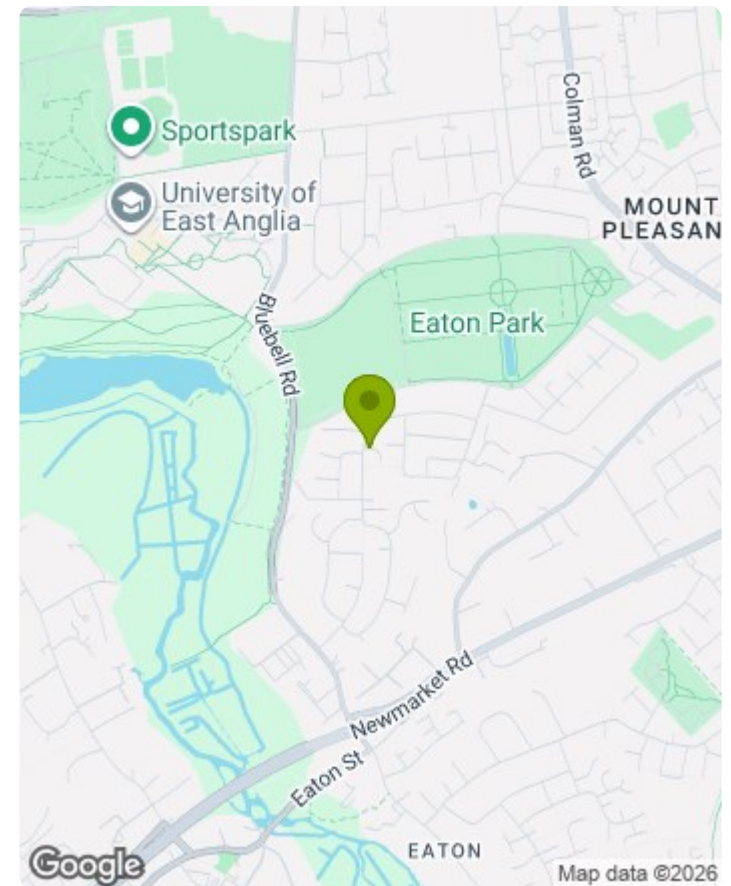
There is an estate road located to the side of the property, providing access to the rear garden - this has been previously used as parking and could be reinstated (subject to relevant permissions).



GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- 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 will be no delay in agreeing the sale.
- 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.
- 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.
- Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

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