

Ipswich Road
Norwich, NR2 2LH

Guide Price £120,000

claxtonbird
residential

Ipswich Road, Norwich, NR2 2LH

A well-located one-bedroom ground-floor flat situated just off Ipswich Road, providing convenient access to Norwich city centre and a wide range of local amenities. The property is ideally positioned for those wanting easy access to the city, with regular bus services nearby and a variety of shops, cafes and everyday facilities within easy reach. The accommodation comprises a double bedroom, a large sitting room and dining area, a bathroom and a separate WC. Further benefits include an entry phone system and double glazing. Outside, there is an allocated parking space together with access to communal gardens. Offered with no onward chain, this property would make an ideal first-time purchase, investment opportunity or conveniently located city home.

Entrance Hall
Entrance door, double cupboard with sliding doors, single cupboard, wall heater and telephone entry system.

Sitting Room 15'10" x 12'9" (4.85m x 3.89m)
Double glazed window, electric fireplace with wood surround, wall heater and open plan to dining area.

Dining Area 9'10" x 5'9" (3.01m x 1.76m)
Wall heater, space for dining table and chairs and open plan to kithcen.

Kitchen 9'10" x 6'7" (3m x 2.02m)
Wall and base units with worktop over, built in oven, hob and extractor, tiled splash back, stainless steel sink drainer,space for washing machine and fridge, and double glazed window.

Bedroom 11'10" x 8'11" (3.63m x 2.73m)
Double glazed window, and wall heater.

Bathroom
Panel bath with electric shower over, wash hand basin, extractor fan, spot lights and part tiled walls and heated towel rail.

Cloakroom WC
Low level W.C.

Outside
Communal gardens and allocated parking space.

Agents Note
The vendor has informed us of the following lease information:

NRM Management Agent
Lease Remaining: 96 years approx
Service Charge / Ground Rent total: £1200 - £1300 PA approx

Council Tax Band A

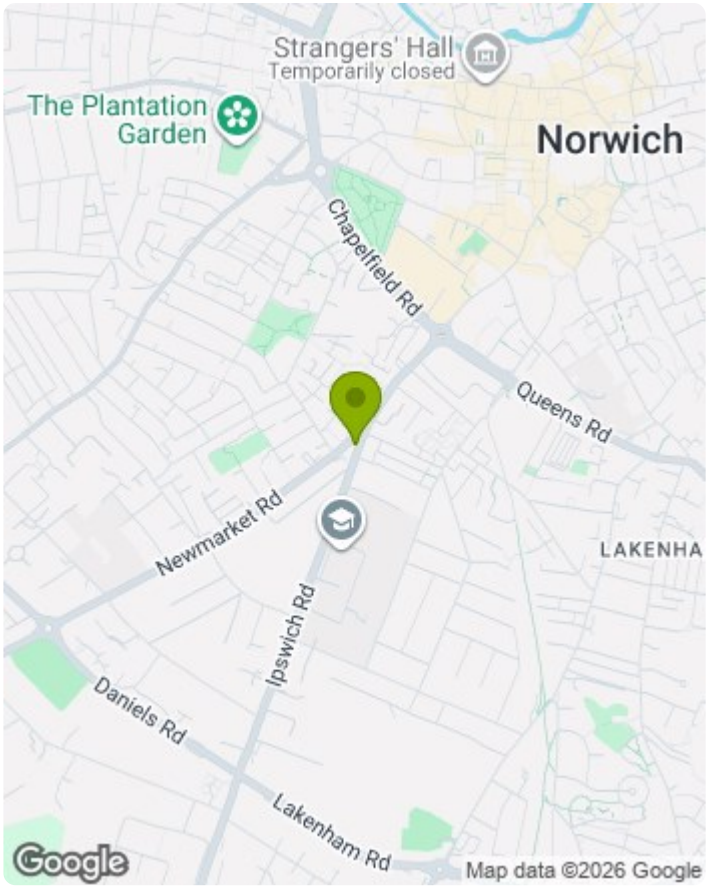


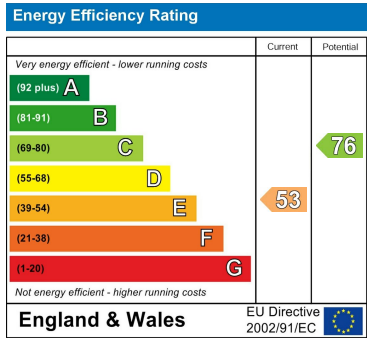




GROUND FLOOR







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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.
4. 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.
5. 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 WHATEVER IN RELATION TO THIS PROPERTY.

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