



3 Mile End Road  
Norwich, NR4 7QY

Offers in the region of £210,000

claxtonbird  
residential

## 3 Mile End Road, Norwich, NR4 7QY

ClaxtonBird are pleased to offer this spacious top-floor apartment, nestled within a detached Edwardian house conversion. Set on an established plot, this property benefits from a well-maintained communal driveway, complete with a garage and allocated parking for added convenience. The internal accommodation boasts a well-equipped modern fitted kitchen, a four-piece modern bathroom suite and two good-sized bedrooms. Additionally, the secure entry phone system ensures peace of mind, while the gas central heating and double glazing contribute to a warm and comfortable living environment. Offered for sale with no onward chain.

### Communal Entrance Hall

Entrance door, security entry system and stairs to the top floor.

### Lounge 18'1 x 13'7 (5.51m x 4.14m)

Double glazed windows to front and Velux to side aspect, storage cupboard housing the gas central heating boiler, spotlights and radiator.

### Kitchen 9'3 x 7'8 (2.82m x 2.34m)

Modern fitted kitchen comprising a range of high gloss base and eye-level units with work surfaces over, inset stainless steel sink drainer, built-in electric oven with inset ceramic hob and extractor hood over, integrated fridge and freezer, plumbing for washing machine & dishwasher, radiator, Velux window to side aspect and double glazed window to rear aspect.

### Bedroom 16'6 x 8'5 (5.03m x 2.57m)

Double glazed window to rear aspect, built-in wardrobe and radiator.

### Bedroom 10'6 x 9'8 restricted head height (3.20m x 2.95m restricted head height)

Double glazed window to side aspect and radiator.

### Bathroom

Modern fitted four-piece suite comprising shower cubicle, bath with telephone-style mixer tap, WC, wash hand basin set in vanity unit, part tiled walls, towel rail radiator and double glazed window to side aspect.

### Outside

The property is approached via a well-maintained communal driveway offering an allocated parking space and garage.

### Agents Note

Council Tax Band - TBC

The vendor has informed us of the following lease information:

Lease Length - 999 from new lease date - shared Freehold - New lease currently being prepared.

Ground Rent - £0 p/a

Maintenance Charge - £1200 p/a

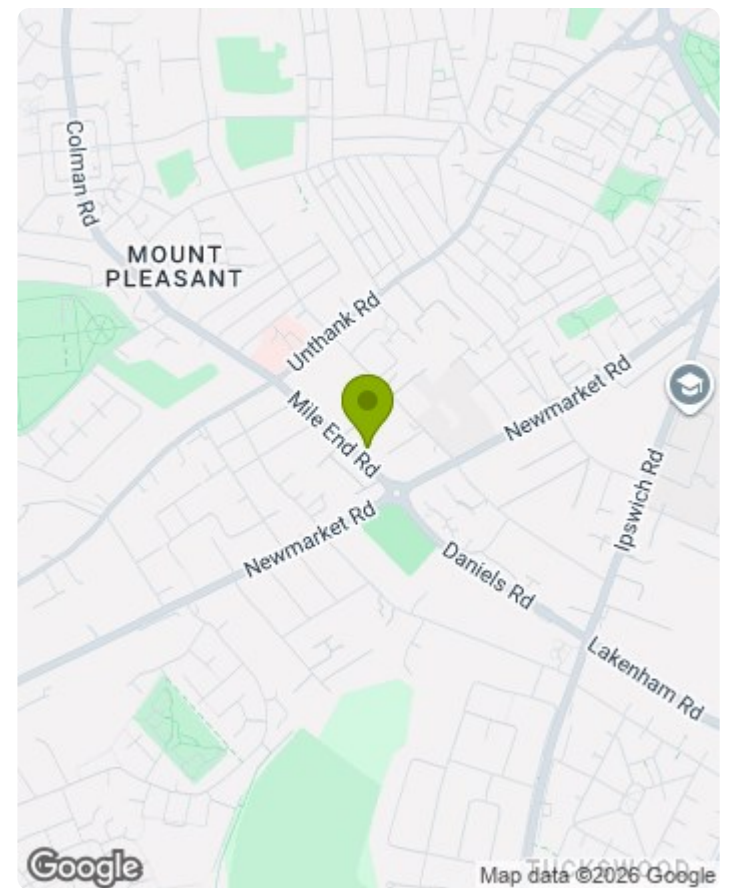
Building Insurance - £900 p/a




GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, ceiling, room and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency over the given period.



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

1. 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.
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 WHATSOEVER IN RELATION TO THIS PROPERTY.

ClaxtonBird Residential  
134 Unthank Road  
Norwich  
NR2 2RS

Tel: 01603 733002  
Email: [norwich@claxtonbird.co.uk](mailto:norwich@claxtonbird.co.uk)  
[www.claxtonbird.co.uk](http://www.claxtonbird.co.uk)

**claxtonbird**  
residential

