



3 St. Albans Road
Norwich, NR1 2QX
Asking Price £220,000

A remarkably spacious two-bedroom first-floor flat situated in a prime position on St. Albans Road, south Norwich. This impressive property boasts a private ground-floor entrance, a generous rear garden, and well-proportioned accommodation with charming bay windows. It presents a fantastic opportunity in a highly desirable residential location.



DETAILED DESCRIPTION

Approached via a private ground-floor entrance on the side of this attractive red-brick semi-detached building, stairs rise to a welcoming first-floor landing. The landing leads to an inner hall which has access to two storage cupboards and a convenient utility cupboard. The heart of the home is a remarkably spacious lounge, distinguished by a large bay window that bathes the room in natural light and a feature fireplace that provides a lovely focal point.

The bright kitchen/diner is fitted with modern white gloss wall and base units, contrasting dark work surfaces, and a dual fuel freestanding oven. It provides ample space for dining and freestanding appliances.

The accommodation offers two excellent bedrooms. The sizeable main bedroom benefits from a beautiful bay window, while the second bedroom enjoys a pleasant rear aspect overlooking the garden. A well-presented family bathroom serves the property, complete with a white three-piece suite, an over-bath shower, and a chrome heated towel rail.

Externally, this property truly excels with a superb, private rear garden. The space is primarily laid to lawn, enclosed by timber fencing, and boasts a variety of mature trees, established planting borders, a paved area ideal for outdoor seating, and a timber shed. On-street parking is available to the front of the property. The flat further benefits from gas central heating and double-glazed windows throughout.

COMPLIANCE AND KEY INFORMATION

EPC Rating: The property has an EPC rating of C

Council Tax Band: The council tax is Band B.

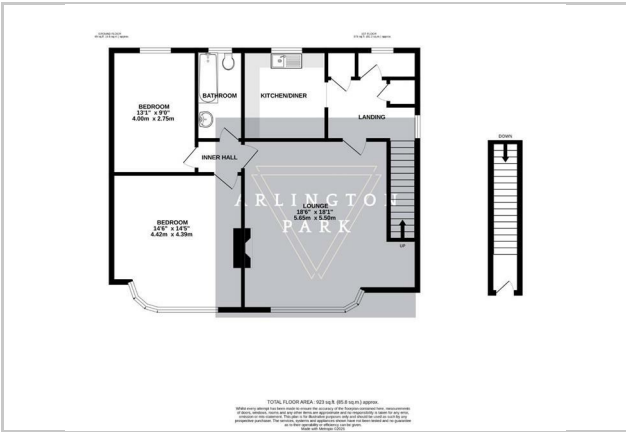
Local Authority: The local authority is Norwich City Council.

Broadband: Standard, Superfast, and Ultrafast broadband services, offering speeds up to 1000 Mbps, are available in this area.

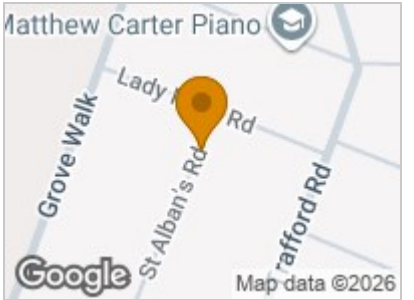
This property is classified as a leasehold flat. The building is connected to mains water, mains drainage, electricity, and gas central heating.

LOCAL AREA AND FACILITIES

Situated on St. Albans Road within the NR1 postcode, the property is located in the desirable Town Close area of Norwich. This position is perfectly placed for easy access to Norwich city centre, which is just a short distance away. The local area is well served by various amenities, including independent shops, supermarkets, and nearby parks. Families will appreciate the proximity to respected local schools. Excellent transport links are available, with local bus routes and nearby train services providing regional and national travel connections.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	76
EU Directive 2002/91/EC		