

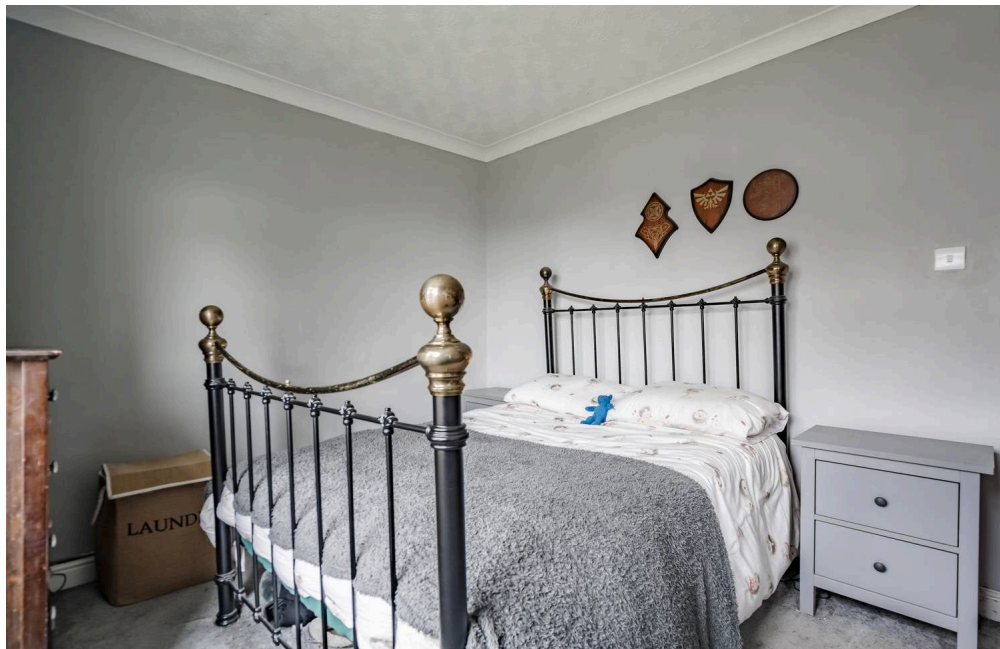
92 Munnings Road, Norwich - NR7 9RH

£150,000 Leasehold

This ground-floor maisonette offers a well-presented and comfortable living space, featuring two double bedrooms, a modern kitchen, and a bathroom with a bath and overhead shower. Conveniently located all on one floor, it's ideal for those seeking a low-maintenance home in a sought-after area. The property benefits from easy access to local amenities, and transport links, and is surrounded by well-maintained grounds.

Location

Munnings Road, situated in Heartsease, provides a peaceful yet well-connected location. It offers easy access to local shops, schools, and recreational areas, making daily life convenient. With excellent transport links and quick access to main roads, it strikes the perfect balance between a quiet residential area and proximity to the city centre. Nearby parks and green spaces provide plenty of opportunities for outdoor activities, making this an ideal place for those seeking a comfortable and balanced lifestyle.



Agents notes

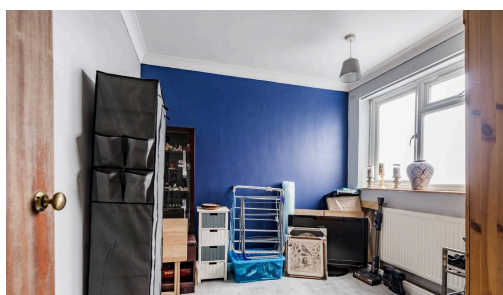
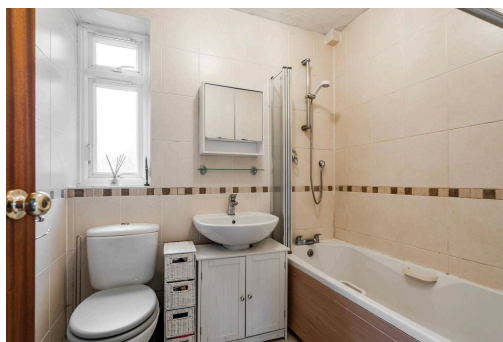
We understand the property will be sold leasehold, connected to mains services water, electricity, gas and drainage.

Heating system- Boiler

84 years left on the lease.

Ground rent- £10 p/a

Tax Council Band-B



Munnings Road, Nowrich

Entering through the front door, you're greeted by a welcoming entrance hall, which leads to all the rooms in the property.

The modern kitchen is fitted with built-in cupboards and plenty of counter space, providing ample storage and workspace. It's equipped with an induction hob, extractor, and integrated oven, with space for a fridge, freezer, and washing machine. The kitchen also benefits from an airing cupboard and an additional storage cupboard for convenience.

The spacious lounge is a bright and airy space, featuring large dual-aspect windows that fill the room with natural light. It offers plenty of space for a dining area, making it an ideal spot for relaxing or entertaining.

Moving through, you will find two spacious double bedrooms. The master bedroom is located at the front of the property, benefiting from natural light throughout the day. The second bedroom, situated at the rear, overlooks the garden, offering a peaceful space to relax.

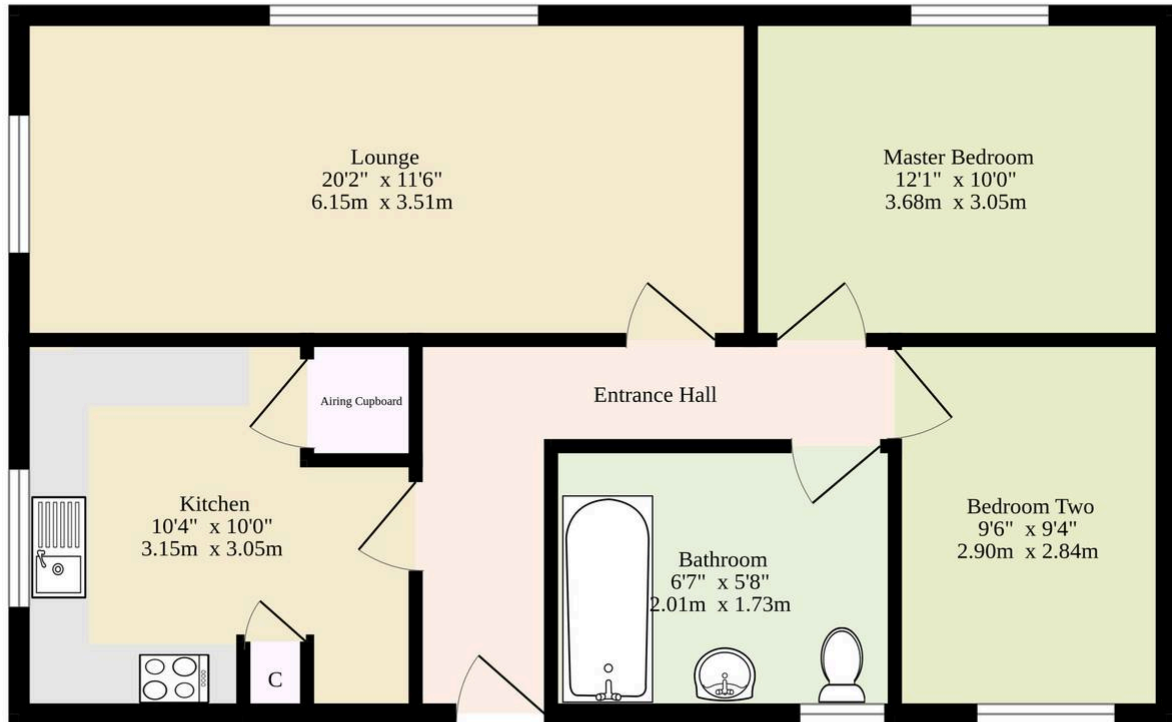
The bathroom has a bath with an overhead shower attachment. The room is fully tiled and includes a radiator for added warmth.

Additionally, the property benefits from radiator heating and double glazing throughout.

Outside, the property enjoys well-maintained grounds with lawn areas and a paved pathway leading to the entrance. The property also benefits from allocated parking, and there is a lockable shed at the rear for additional storage.



Ground Floor
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.7 sq.m.) approx.

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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