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Harford Manor House, Harford Manor Close

Norwich, Norfolk, NR2 2LW

A vacant, two-bedroom, ground floor apartment, set within a larger property that presents as a first home or investment opportunity. Located just off Ipswich Road, close to local amenities that includes schooling for all ages, City College, supermarkets, the A146 ring road and just over a mile walking distance to Norwich city centre.

Set back and screened from the road by natural hedging, the property is approached over a communal driveway where there is allocated parking. To the rear, a paved terrace, provides the ideal setting for socialising with friends and family.

This ready to move into apartment is well presented throughout and enters via a communal foyer into an entrance hallway where separate internal doors lead into two bedrooms, a bathroom and an open plan lounge kitchen and diner.

The property is further complimented in its location with easy access to Eaton Park, the University of East Anglia, Norwich railway station, Whitlingham country park and the Riverside retail park.



Ground Floor
Apartment



Apartment / Studio



Older



1 Bathroom



1 Reception



2 Bedrooms



Tax Band A

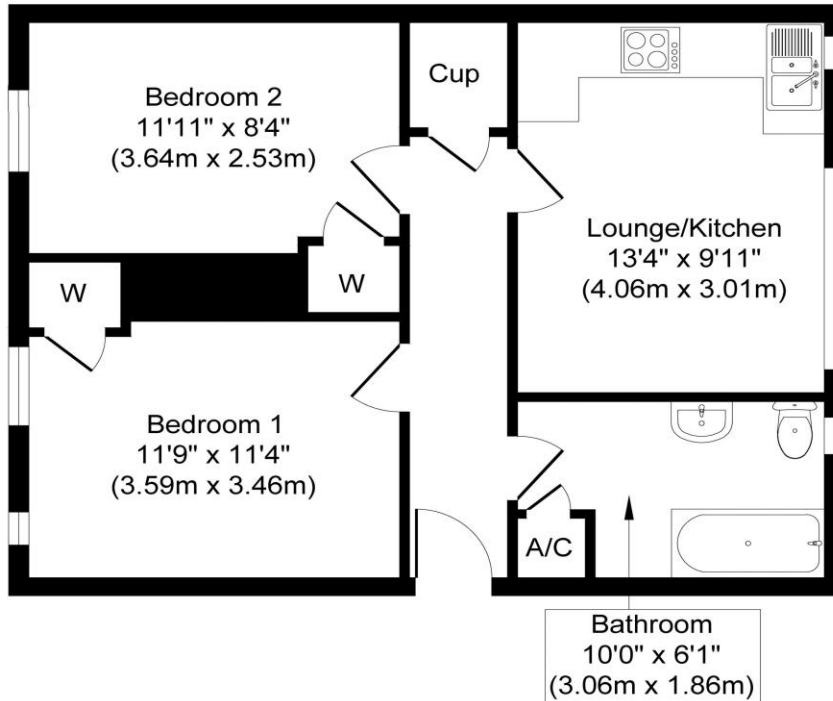


Off-Road, Allocated
Parking



No
Garage





Approximate Floor Area
512 sq. ft
(47.56 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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