



**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



Morgan House, Rouen Road, Norwich, Norfolk, NR1 1QQ

A well maintained, two-bedroom apartment, that presents as an ideal first home or investment opportunity. Conveniently located in the heart of the capital city of Norwich, the property is within easy reach of local amenities including schooling for all ages, excellent retail shops and restaurants, public houses, nightlife, and a city abound with archaeological and historical interest.

The property is set back from the road and is approached from the front along a broad elevated walkway with wheelchair access. To the rear, the property benefits from secure allocated underground parking and a designated bicycle storage facility.

Located on the upper floor, with convenient lift access from the house foyer, the property enters into hallway where separate internal doors lead into a bathroom and two bedrooms, the master with a walk-in wardrobe and double doors opening out a Juliette balcony. Further doors from the hallway lead into a kitchen and a spacious lounge dining room with an additional Juliette balcony and views towards Norwich city football grounds.

The property further benefits from its close proximity to the Riverside Retail Park with its shops, cinema, superstore and restaurants and the train station with established transport links to the Norfolk coastline and London Liverpool Street.



Upper Floor Flat



Apartment



Older



1 Bathroom



1 Reception



2 Bedrooms



Tax Band C

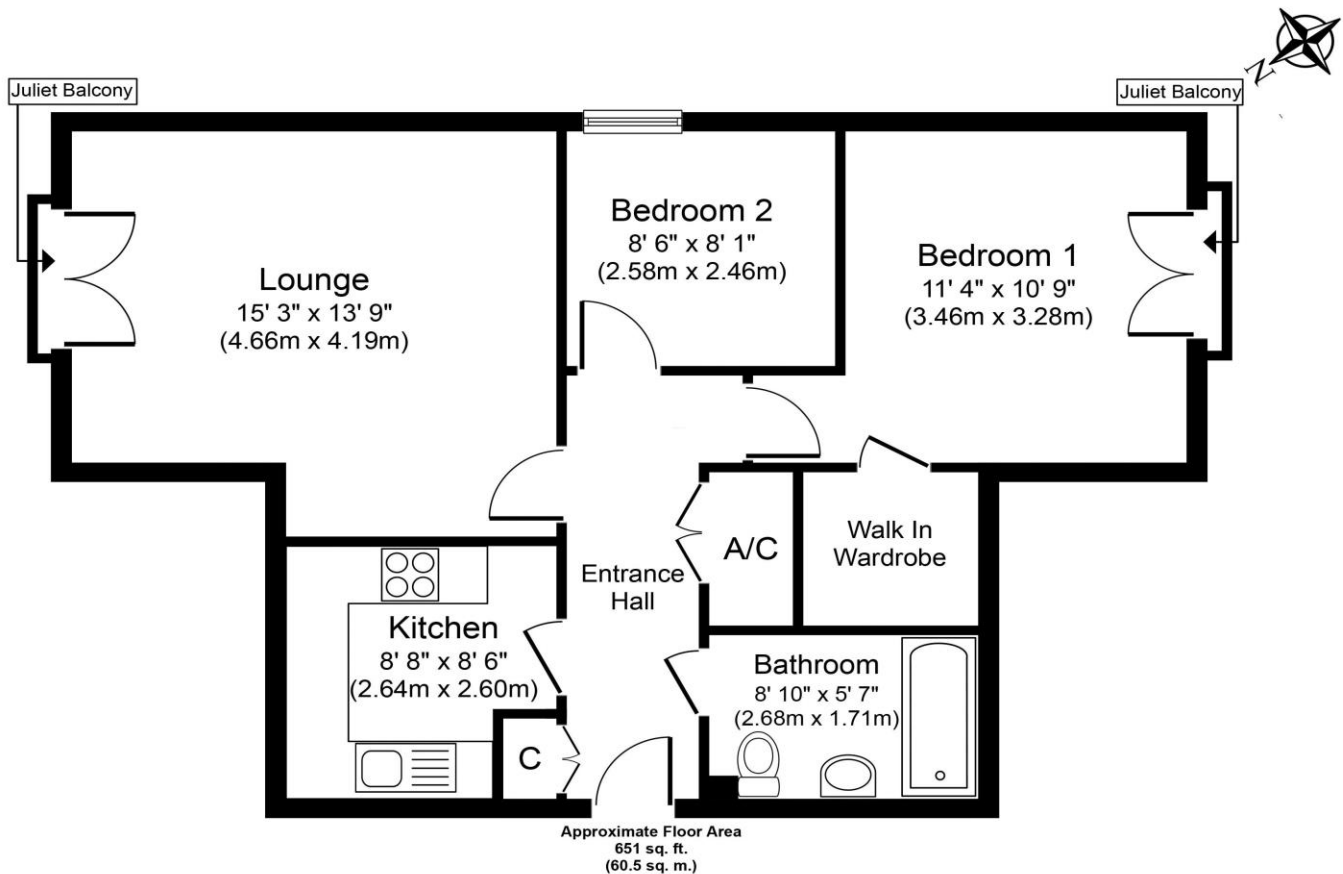


Allocated
Off-Road Parking



Underground
Parking





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		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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