



**Unthank Road  
Norwich, NR2 2PQ**

**Offers in the region of £150,000**

**claxtonbird**  
residential

## Unthank Road, Norwich, NR2 2PQ

Located on the highly sought-after Unthank Road, this fantastic ground-floor flat is a hidden gem waiting to be discovered. With a spacious reception room, double bedroom featuring a fitted wardrobe, and a separate bathroom suite, it's the perfect sanctuary for those seeking a warm and inviting home. The fitted kitchen, equipped with a built-in oven and hob, offers effortless cooking and everyday convenience. Additional internal benefits include double glazed windows and gas central heating, enhancing energy efficiency all year round. A standout feature of this flat is the allocated parking space, a rare advantage in such a prime location, along with lovely access to the communal courtyard garden. Positioned in one of Norwich's most prestigious postcodes, this flat presents a fantastic opportunity for those who value both comfort and convenience. Offered for sale with no onward chain.

### Communal Entrance

Entrance door and stairs to the first floor.

### Entrance Hall

Entrance door, storage cupboard and radiator.

### Sitting Room 14'7 x 10'9 (4.45m x 3.28m )

Double glazed window to rear aspect and radiator.

### Kitchen 11'2 x 9'3 (3.40m x 2.82m)

Fitted kitchen comprising a range of base and eye-level units with timber block work surfaces over, inset one and a half bowl sink unit with mixer tap, built-in electric oven with inset electric hob and extractor hood over, freestanding washing machine, freestanding breakfast bar unit, cupboard housing the gas central heating boiler, an additional storage cupboard, radiator and double glazed window to front aspect.

### Bedroom 10'6 x 9'0 (3.20m x 2.74m)

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

### Bathroom

Modern white suite comprising bath with rainfall shower over, wash hand basin set in vanity unit with mixer tap, WC, radiator and double glazed window to rear aspect.

### Outside

The garden to the front is laid to lawn with mature trees and shrubs, and a pathway leading to the communal entrance. At the rear of the property, there is a communal paved courtyard-style garden, offering space for an outside seating area and steps up to the parking area.

### Agents Note

Council Tax Band A

The vendor has informed us of the following lease information:

Lease Length: 999 years

Lease Remaining: 989 years

Ground Rent: £0

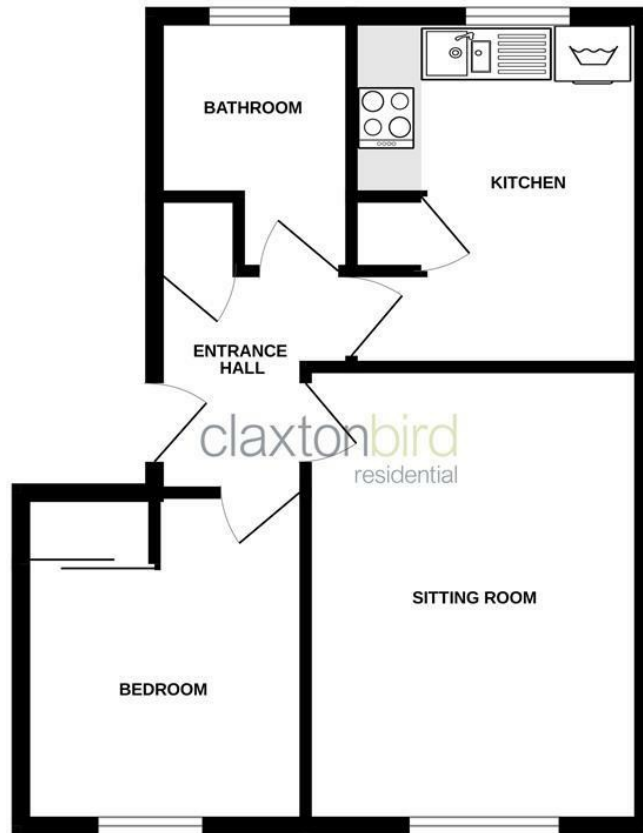
Service Charge: £145 for the current year's insurance premium

The property has one allocated parking space, which is accessed via College Road.

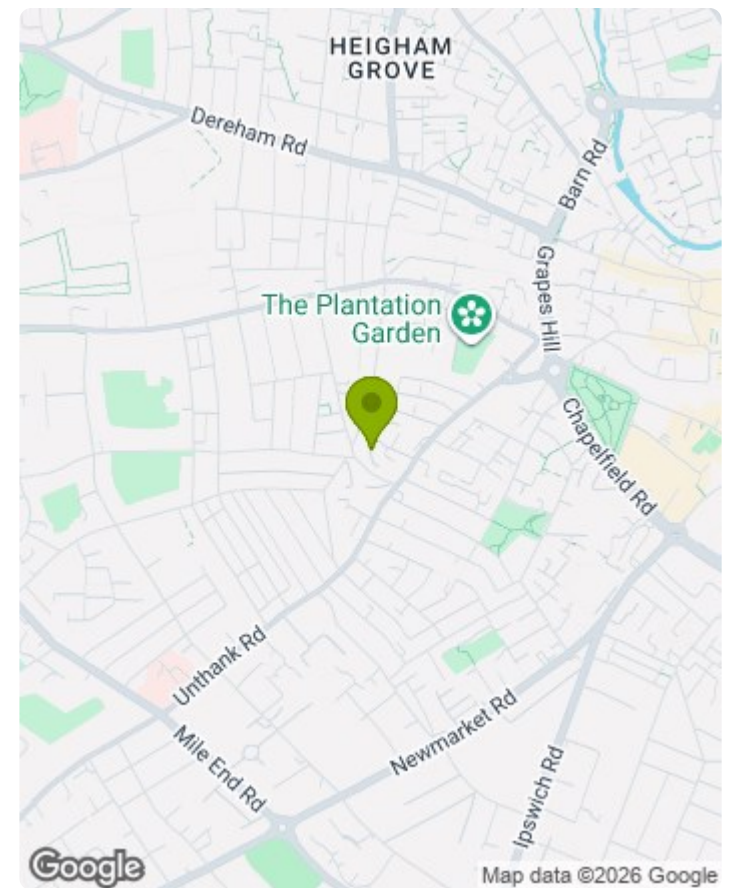
The property was professionally treated for Japanese Knotweed in 2018, with the treatment plan complete.



GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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)

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