



Nursery Close, Norwich NR6 5SL

welcome to

Nursery Close, Norwich

Welcome to this well-presented ground floor flat, benefitting from having its own enclosed garden, three bedrooms as well as an 18ft living/dining room and allocated parking space. Call us now to register your interest!



Accommodation

William H Brown are delighted to present this ground floor flat situated in the popular suburb of Hellesdon which is to the north of Norwich and is within close access to Norwich city centre. Furthermore, the property is within proximity to local amenities such as local shops, dentist, and nearby junior and high schools. The property would make for a perfect first-time purchase or investment opportunity.

Internally the accommodation to the ground floor comprises of; entrance hall and further leading to living/dining room, three bedrooms, shower room and kitchen. Externally, there is an enclosed garden and one allocated parking space.

Viewing is highly recommended to not miss out on this home!

Entrance Hall

Two storage cupboards, opening to all bedrooms, kitchen, shower room and kitchen/dining room.

Kitchen

10' x 5' 2" (3.05m x 1.57m)

A range of wall and base units with work surfaces over, 1 1/2 bowl sink, space for fridge freezer, plumbing for washing machine, free standing cooker, and upvc double glazed window to side aspect.

Living/Dining Room

18' x 10' Max (5.49m x 3.05m Max)

Dual aspect upvc double glazed windows to side and rear aspects and double patio doors to rear, carpeted, and radiator.

Bedroom One

15' 4" Max x 9' 10" (4.67m Max x 3.00m)

Upvc double glazed window to side aspect, radiator and carpeted.

Bedroom Two

12' 5" x 8' 2" Max (3.78m x 2.49m Max)

Upvc double glazed window to front aspect, radiator, and carpeted.

Bedroom Three

7' 3" x 7' 6" (2.21m x 2.29m)

Upvc double glazed window to side aspect, radiator, wood effect flooring and store cupboard housing central heating boiler.

Shower Room

Suite comprising shower cubical, wc, wash hand basin and tiled walls.

Outside

There is an enclosed garden via a personal gate, with patio area to enjoy the summer months.

Agent Note

This property is subject to annual ground rent of £25.00, and a service and maintenance charge of approximately £551.94 for the upkeep of the communal areas within this development, both are covered for period 01/07/24 - 30/06/25 and subject to annual review. Further information can be obtained from the vendor's solicitor at time of purchase.

Agent Note

We have been unable to verify if either planning permission or building regulation certification has been provided for the side extension to the property. We ask that you satisfy yourself in this regard before proceeding.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Nursery Close, Norwich

- Extended Ground Floor Flat
- Three Bedrooms
- Open Plan Living/Dining Room
- Enclosed Rear Garden
- Modern Fitted Shower Room

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

directions to this property:

From the William H Brown office in Hellesdon, proceed along the Reepham road in the direction of Norwich city. At the roundabout turn right onto Middletons Lane and take the next turning right onto Nursery Close where the property can be found.

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL103003 - 0003

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