



Weavers Close, Horsham St. Faith, Norwich, NR10 3HY

welcome to

Weavers Close, Horsham St. Faith, Norwich

>>> NO ONWARD CHAIN <<<

A 2 Bedroom First Floor Apartment with a large Lounge/Diner, fitted Kitchen & re-fitted Shower Room with the further benefit of 1 parking space & communal garden and is located in the village of Horsham St. Faith.



Description

Offered with No Onward Chain don't miss this first floor apartment which enjoys internal accommodation to include large Lounge, fitted Kitchen, 2 Bedrooms & a re-fitted Shower Room. The property further benefits from 1 allocated parking space and access to an enclosed communal garden.

The property is located in the popular village of Horsham St Faiths which has a local pub 'The Black Swan' and transport links to the market town of Aylsham, with further amenities such as supermarkets, doctors and a range of cafe's & restaurants.

Shared Entrance Hall

Door opens to hall with stairs to front door.

Lounge

16' x 10' 4" (4.88m x 3.15m)

Front door opens into Lounge with TV & BT points, wood effect flooring, spotlights & double glazed window.

Kitchen

10' 10" x 5' 5" (3.30m x 1.65m)

Fitted with a range of wall & base units, work surface over with stainless steel sink & drainer unit, plumbing for washing machine, electric oven & gas hob with hood over. Spotlights & double glazed window.

Bedroom One

8' 7" x 9' 1" (2.62m x 2.77m)

Radiator & double glazed window.

Bedroom Two

9' 2" x 11' 11" (2.79m x 3.63m)

Radiator & double glazed window.

Shower Room

Re-fitted suite comprising low level WC, circular wash basin vanity unit & walk-in double shower with drench head over. Radiator & double glazed window.

Outside

The property benefits from 1 allocated parking space and has access to a communal garden.



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



view this property online williamhbrown.co.uk/Property/AYS109901



welcome to

Weavers Close, Horsham St. Faith, Norwich

- NO ONWARD CHAIN
- 2 Bedroom First Floor Apartment
- Lounge, Kitchen & Re-Fitted Shower Room
- Allocated Parking Space & Communal Garden
- Village Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 779.88

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£155,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/AYS109901



Property Ref:
AYS109901 - 0002

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01263 735252



Aylsham@williamhbrown.co.uk



23 Market Place, AYLSHAM, NORWICH,
Norfolk, NR11 6EL



williamhbrown.co.uk