



Beck Way, Loddon Norwich NR14 6UZ

welcome to

Beck Way, Loddon Norwich

William H Brown Bungay are thrilled to present this First Floor, One Bedroom apartment which has undergone recent renovations and upgrades. The property would be an ideal starter home for First Time Buyers or a great investment for those looking for a Buy to Let Property.



Accommodation

First Floor – Flat

Entrance Hall

Textured ceiling, overhead light fitting, door leading to front, heater, sockets and carpeted flooring.

Kitchen

9' x 6' (2.74m x 1.83m)

Textured ceiling, overhead light fitting, double glazed window to rear, wall and base units, work surfaces, stainless steel sink/drain, cooker with ceramic hob and extractor hood over, space for washing machine, space for fridge freezer and vinyl flooring.

Lounge/ Diner

10' 1" x 13' (3.07m x 3.96m)

Textured ceilings, overhead light fittings, double glazed window to rear, double glazed window to side aspect, heater, sockets, carpeted flooring and archway leading to kitchen.

Bedroom 1

8' x 10' Max (2.44m x 3.05m Max)

Textured ceiling, overhead light fitting, double glazed window to side, sockets and carpeted flooring.

Bathroom

Textured ceiling, overhead light fitting, bath with shower and folding screen, wash hand basin with vanity unit below and mirrored wall cabinet above, WC, extractor fan, Heated towel rail and vinyl flooring.

**** Guide Price £100,000 - £110,000 ****

William H Brown are delighted to offer this first-floor apartment situated in the popular small market town of Loddon. It is located easy access to the Norfolk Broads and situated close to many seaside attractions. This apartment is ideal for first time buyers and buy to let investors alike. The apartment has been recently upgraded, presented to a very high standard making it easy to move into straight away. The apartment consists of entrance hall, newly fitted kitchen, spacious lounge/diner and bathroom, which boasts a bath and an electric shower over. Please contact the office for further information and to arrange a viewing by calling us on 01986 894608.



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Beck Way, Loddon Norwich

- ** Guide Price £100,000 - £110,000 **
- One Bedroom First Floor Apartment
- Small Market Town Location
- ** No onward chain **
- Recently Fitted Kitchen and Bathroom
- Ideal for First time buyers and Investors Alike

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£100,000 - £110,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
BGY106414 - 0005

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.



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