



**Godric Place, Norwich NR2 3UB**



**welcome to**

## **Godric Place, Norwich**

A well-presented and spacious two bedroom first floor purpose built apartment located just off Thorpe Road, to the west of Norwich City Centre. The property is ideal for a first time buyer or buy to let investor, with great access into Norwich itself, as well as the UEA & hospital.



## First Floor

Open stairs to first floor with private entrance door into:

## Entrance Hall

uPVC door to front, large built-in storage cupboard and built-in meter cupboard.

## Lounge/diner

18' x 12' 11" ( 5.49m x 3.94m )

Impressive main reception room which is double-aspect, with uPVC windows to front and rear aspects.

## Kitchen

9' 3" x 5' 8" ( 2.82m x 1.73m )

Fully fitted and comprehensive range of eye and base level kitchen units, gas cooker point, space for fridge-freezer. Plumbing for washing machine, roll-top working surfaces and tiled splashbacks. uPVC window to front aspect.

## Inner Hallway

Cupboard housing gas fired boiler for heating and hot water.

## Bedroom One

15' 2" x 8' 7" ( 4.62m x 2.62m )

uPVC window to front aspect, radiator.

## Bedroom Two

12' x 9' ( 3.66m x 2.74m )

uPVC window to rear aspect, radiator.

## Bathroom

Suite comprising of panel bath, wash hand basin, low level WC, tiled splashbacks, radiator and uPVC window to rear.

## Exterior

The property has non-permit on-road parking. There is a brick built ground floor shed and communal drying areas.



***view this property online*** [williamhbrown.co.uk/Property/NOR131857](http://williamhbrown.co.uk/Property/NOR131857)



welcome to

## Godric Place, Norwich

- Spacious first floor purpose built apartment
- 18ft open plan double-aspect lounge/dining room
- Two double bedrooms
- Fitted kitchen and bathroom
- Good order

Tenure: Leasehold EPC Rating: C

**£140,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NOR131857](http://williamhbrown.co.uk/Property/NOR131857)

**see all our properties on** [zoopla.co.uk](http://zoopla.co.uk) | [rightmove.co.uk](http://rightmove.co.uk) | [williamhbrown.co.uk](http://williamhbrown.co.uk)

We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:  
NOR131857 - 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



**01603 760044**



[norwich@williamhbrown.co.uk](mailto:norwich@williamhbrown.co.uk)



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



[williamhbrown.co.uk](http://williamhbrown.co.uk)