

Lilburne Avenue, Norwich, NR3 3NY



welcome to

Lilburne Avenue, Norwich

A SUPERB TWO BEDROOM PURPOSE BUILT MAISONETTE situated in a quiet location overlooking a large central green just off Catton Grove Road just to the north of Norwich and in the NR3 postcode boasting great amenities. The property is within excellent decorative order, with good levels of presentation!!













Private Entrance Door

To entrance hall with stairs to first floor.

First Floor Landing

Access to loft space.

Lounge

13' 9" x 11' 11" ($4.19m \times 3.63m$) With airing cupboard, UPVC window to rear aspect and wall mouldings.

Kitchen

8' x 6' 2" (2.44m x 1.88m) Fully fitted comprehensive range of eye and base level kitchen units, inset sink unit, plumbing for washing machine, space for fridge, fitted extractor fan (stainless steel) and UPVC window to front aspect.

Bedroom One

10' 6" x 10' 5" ($3.20m\ x\ 3.17m$) UPVC window to rear aspect and radiator.

Bedroom Two

10' 9" x 6' 10" (3.28m x 2.08m) Built in double wardrobe, UPVC window to rear aspect and built in double cabin bed with storage under.

Shower Room

With inset mains fed shower, wash hand basin, W/C, ladder radiator, extractor fan and UPVC window to front aspect.

Exterior

The property has a ground floor internal storage cupboard also benefiting from on street parking.





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Lilburne Avenue, Norwich

- FRESHLY REFURBISHED TWO BEDROOM MAISONETTE
- Private ground floor entrance
- Overlooking central green
- Popular NR3 postcode
- Superb level of presentation

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.

offers in excess of





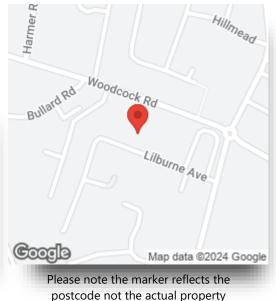


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Property Ref: NOR138990 - 0009 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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.

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postcode not the act

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