



Sleaford Green, Norwich, NR3 3JT

welcome to

Sleaford Green, Norwich

NO ONWARD CHAIN!! This well presented TWO BEDROOM FIRST FLOOR APARTMENT is situated in the popular NR3 postcode just to the north of Norwich city centre and would make a fantastic first time buy or investment purchase.*VIEWINGS ARE HIGHLY RECOMMENDED NOT TO MISS OUT ON THIS GREAT APARTMENT!*



Secure Phone Entry System

Stairs to the first floor.

Entrance Hall

Door to the front aspect, laminated flooring and meter cupboard.

W/c

W/C, wash hand basin, laminated flooring and double glazed window to the rear aspect.

Lounge/diner

23' 5" x 10' 2" (7.14m x 3.10m)

Two double glazed windows to the front aspect, double glazed door to the front aspect leading to the balcony that overlooks the communal garden, storage cupboard, laminated flooring, radiator and TV point.

Kitchen

12' 6" x 8' 6" (3.81m x 2.59m)

Double glazed window to the rear aspect, laminated flooring, radiator, pantry, storage cupboard, separate storage cupboard housing the boiler, electric oven, electric hob, extractor fan, wall & base units with work surfaces over, stainless steel 1 1/2 size bowl, breakfast bar and space for a washing machine & fridge/freezer.

Bedroom 1

13' 5" x 10' 2" (4.09m x 3.10m)

Double glazed window to the front aspect, carpeted flooring, radiator and built in wardrobe.

Bedroom 2

11' 8" x 8' 7" (3.56m x 2.62m)

Double glazed window to the rear aspect, radiator and carpeted flooring.

Bathroom

Double glazed window to the rear aspect, bath with shower over, radiator and wash hand basin.

Exterior

Outside there is on road non-permit parking on a

first come first serve basis, a private brick storage shed and a communal garden laid to lawn.



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welcome to

Sleaford Green, Norwich

- *NO ONWARD CHAIN!*
- Two double bedrooms
- Communal garden
- Perfect first time buy or investment purchase
- Easy access to the city centre

Tenure: Leasehold EPC Rating: C

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

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR139519 - 0008

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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