

property details **approval form**

36 Denmark Road, Norwich, Norfolk, NR3 4JS

Date: 24 November 2023

Property Ref and Version: NOR139220 - 0001

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 5 Bank Plain, NORWICH, Norfolk, NR2 4SF

T 01603 760044 **E** norwich@williamhbrown.co.uk

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>> **price**

£80,000

Tenure: Leasehold

>> **key features**

- > Purpose built studio apartment
- > Highly sought after location
- > Between Sewell Park and Mousehold
- > Garage and off road parking
- > NO ONWARD CHAIN
- > EPC Rating: E

>> **short description**

*** COMING SOON!! *** AN IMPRESSIVE PURPOSE BUILT SELF CONTAINED STUDIO APARTMENT located in this sought after development which lies just north of Norwich in the NR3 postcode. **The property must be viewed to be fully appreciated!!**

>> **long description**

*** COMING SOON!! ***

AN IMPRESSIVE PURPOSE BUILT SELF CONTAINED STUDIO APARTMENT located in this sought after development which lies just north of Norwich in the NR3 postcode. The property is brilliantly located for a wealth of local amenities to include pubs, restaurants and supermarkets with Mousehold Heath on the doorstep. The property would also make a brilliant on going buy to let investment due to it's long lease, garage and being sold with the added benefit of NO ONWARD CHAIN!

Accommodation comprises of an open plan lounge/ kitchen/ bedroom area and a shower room. Outside, there is a garage and off road parking.

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>> **directions**

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>> **room description**

Lounge/ Dining/ Bedroom

14' 5" max. x 10' 10" max. (4.39m max. x 3.30m max.)

The kitchen has eye and base level kitchen units, inset sink unit, space for cooker, space for fridge and built in storage cupboard.

Shower Room

Comprising of shower cubicle with inset electric shower, wash hand basin, W/C and window to side aspect.

Exterior

The property has a garage with up and over door underneath the property, as well as a parking space in front of the garage.

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>> **property images**



LOOK what's coming onto the market soon...

For Sale ?

contact us now for more details and to register your interest

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>> **floor plan**

>> **approval**

Signature

Date

Adam Mixer		
Mrs S. Page		

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