



Trafalgar Street, Norwich, NR1 3HW

welcome to

Trafalgar Street, Norwich

A SPACIOUS ONE DOUBLE BEDROOM PURPOSE BUILT APARTMENT located in the sought after area of NR1 and being sold with the added benefit of NO ONWARD CHAIN! **Viewings are highly recommended!**



Kitchen

Oven, hob, stainless steel sink, kitchen island, laminate flooring, radiator, window to front and door to front.

Bedroom One

Window to rear, wooden flooring and radiator.

Bathroom

Wash hand basin with a mixer tap, W/C, shower, radiator, wooden flooring and window to side.

Exterior

To the rear, there is parking and an allocated shed.



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welcome to

Trafalgar Street, Norwich

- Great access to the city
- Car parking
- NO ONWARD CHAIN
- Close to local amenities
- **Viewings are highly recommended!***

Tenure: Leasehold EPC Rating: C

£150,000



Please note the marker reflects the postcode not the actual property

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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.



Property Ref:
NOR138569 - 0004

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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