



Sebold House, Kinghorn Road, Norwich, NR2 3PU

welcome to

Sebald House Kinghorn Road, Norwich

*** GUIDE PRICE OF £175,000-£180,000 *** THIS TWO BEDROOM SECOND FLOOR APARTMENT is immaculately presented and has undergone a renovation by the current owner and situated in the heart of the Golden triangle. The property would make a fantastic first purchase/ buy to let.



Entrance Hall

Intercom system, laminated flooring and radiator.

Kitchen

8' 1" x 11' (2.46m x 3.35m)

Window to front, wall and base units, work surfaces over, one and half bowl sink unit, electric cooker, gas hob, laminated flooring, central heating boiler and radiator.

Lounge

11' 9" x 11' 5" (3.58m x 3.48m)

Juliet balcony, carpeted floor and radiator.

Bedroom One

13' 1" x 9' 3" (3.99m x 2.82m)

Window to rear, carpeted floor and radiator.

Bedroom Two

9' 5" x 7' 7" (2.87m x 2.31m)

Window to front, carpeted floor and radiator.

Bathroom

Bath with shower over, W/C, wash hand basin, heated towel rail, part tiled wall and tiled flooring.

Exterior

The property has an allocated parking space.



view this property online williamhbrown.co.uk/Property/NOR140154



welcome to

Sebald House Kinghorn Road, Norwich

- Sought after location
- Two bedroom second floor apartment
- Gated allocated parking
- Immaculately presented
- Juliet balcony

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.

£170,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NOR140154](https://www.williamhbrown.co.uk/Property/NOR140154)



Property Ref:
NOR140154 - 0005

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.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)