

Norris Court, Norwich, NR3 1JP



welcome to

Norris Court, Norwich

THIS WELL PRESENTED GROUND FLOOR STUDIO FLAT is situated in the heart of Norwich city centre. The property would make a fantastic first time buy or investment purchase and benefits from NO ONWARD CHAIN, ** Viewings are highly recommended not to miss out on this great studio apartment!! **













Entrance Door

Double glazed door to front.

Bedroom/ Lounge/ Diner 14' 4" x 10' 1" (4.37m x 3.07m)

14' 4" x 10' 1" (4.37m x 3.07m) Double glazed door to front, double glazed window to front, tiled flooring, electric radiator, TV point, phone point, storage cupboard and airing cupboard.

Kitchen

7' 10" x 6' 4" ($2.39m \times 1.93m$) Tiled flooring, space for washing machine, space for fridge/ freezer, wall base units, work surfaces, stainless steel one sized bowl, electric oven and electric hob,

Inner Hallway

Tiled flooring.

Bathroom

Bath with shower over, wash hand basin, W/C and tiled flooring.

Exterior

There's a communal garden that is mainly laid to lawn with shrubs and mature trees.





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- NO ONWARD CHAIN
- Communal garden
- City centre location
- Perfect for first time buyers/ investors
- Ground floor

Tenure: Freehold EPC Rating: E

offers in excess of

£65,000



view this property online williamhbrown.co.uk/Property/NOR133433



Property Ref: NOR133433 - 0003 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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Please note the marker reflects the

postcode not the actual property

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