



**Bowers Avenue, Norwich, NR3 2PS**



**welcome to**

**Bowers Avenue, Norwich**

THIS WELL PRESENTED TWO BEDROOM APARTMENT located on the second floor is being sold with the added benefit of NO ONWARD CHAIN! It would be an ideal purchase either for a first time buyer or buy to let investment. \*\* Please contact the office at your earliest convenience to schedule a viewing!!\*\*



### **Lounge**

16' 5" x 10' 9" ( 5.00m x 3.28m )

Window to front, laminate floor, radiator and door to balcony.

### **Kitchen**

12' 9" x 9' 2" ( 3.89m x 2.79m )

Window to rear, gas hob, electric oven, cooker head, stainless steel sink unit, plumbing for washing machine, radiator and tiled flooring.

### **Bedroom One**

12' 6" x 10' 9" ( 3.81m x 3.28m )

Window to front, built in cupboard, carpeted floor and radiator.

### **Bedroom Two**

10' 8" x 10' 4" ( 3.25m x 3.15m )

Window to rear, carpeted floor and radiator.

### **Bathroom**

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



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welcome to

## Bowers Avenue, Norwich

- Ideal first time buy/ buy to let
- NO ONWARD CHAIN
- Second floor apartment
- Balcony
- Well presented throughout

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.

# £125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR140744 - 0002

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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