



St. Leonards Road, Norwich NR1 4JN

welcome to

St. Leonards Road, Norwich

THIS IMMACULATELY PRESENTED TWO BEDROOM APARTMENT is situated in the popular NR1 postcode just to the east of Norwich. The property would make a fantastic first time buy or investment purchase and its being sold with the added benefit of NO ONWARD CHAIN! *** Viewings are highly recommended!! ***



Entrance Hall

Door to front, laminate floor, two storage cupboards and electric radiator.

Lounge/ Diner

13' 5" x 10' 5" (4.09m x 3.17m)

Double glazed window to front, electric radiator, carpeted floor and TV point.

Kitchen

10' 6" x 7' 1" (3.20m x 2.16m)

Double glazed window to rear, stainless steel one sized bowl, wall base units, work surfaces, vinyl flooring and space for fridge/ freezer.

Utility

6' 5" x 5' 7" (1.96m x 1.70m)

Double glazed window to rear, vinyl flooring and plumbing for washing machine.

Bedroom One

16' x 9' 10" (4.88m x 3.00m)

Double glazed window to front, electric radiator and carpeted floor.

Bedroom Two

12' plus recess x 6' 6" (3.66m plus recess x 1.98m)

Double glazed door to rear, carpeted floor and electric radiator.

Bathroom

Double glazed window to rear, radiator, wash hand basin, W/C, vinyl flooring and bath with shower over.

Outside

There is residents parking and to the rear, there is a private enclosed garden mainly laid to lawn with paving area.



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St. Leonards Road, Norwich

- NO ONWARD CHAIN
- Private enclosed garden
- Perfect for first time buyers/ investors
- Walking distance to the city centre & train station
- Modern kitchen and bathroom

Tenure: Leasehold EPC Rating: E

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.

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR140595 - 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.

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