









welcome to

Grove Road, Norwich

THIS WELL PRESENTED ONE BEDROOM FIRST FLOOR APARTMENT is situated in the popular NR1 postcode just to the south of Norwich city centre. The property would make a fantastic first time buy or investment purchase and is being sold with the added benefit of NO ONWARD CHAIN!













Entrance Porch

Door to front and laminate flooring.

Lounge/ Diner

16' 2" x 10' (4.93m x 3.05m) Double glazed windows to front & rear, laminate floor, radiator and TV point.

Kitchen

9' 8" x 7' 11" (2.95m x 2.41m)

Double glazed window to front, electric oven, electric hob, extractor fan, space for washing machine, space for fridge/ freezer, wall base units, work surfaces, laminate flooring and sink one sized bowl.

Inner Hallway

Laminate flooring and storage cupboard.

Bedroom One

12' 7" \times 9' 5" ($3.84m \times 2.87m$) Double glazed window to front, carpeted floor, radiator and TV point.

Bathroom

Double glazed window to rear, wash hand basin, W/C, bath with shower over, extractor fan and laminate flooring.

Exterior

There is a brick storage with meter cupboard, onroad permit parking and communal gardens mainly laid to lawn.





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- NO ONWARD CHAIN
- Perfect for first time buyers/ investors
- Walking distance to city centre/ train station
- Well presented throughout
- Sought after location

Tenure: Leasehold EPC Rating: D

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.

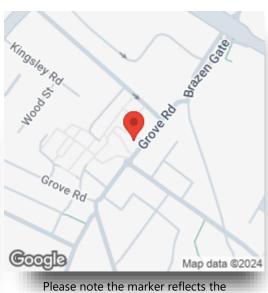
offers in excess of

£130,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR133001



Property Ref: NOR133001 - 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 quidance 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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