



**Grove Road, Norwich, NR1 3RW**

**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" x 9' 5" ( 3.84m x 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, on-road permit parking and communal gardens mainly laid to lawn.



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welcome to

## Grove Road, Norwich

- 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR133001 - 0003

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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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