



Lilburne Avenue, Norwich, NR3 3NY

welcome to

Lilburne Avenue, Norwich

- Well priced investment opportunity/ first time buy
- Two bedroom first floor apartment
- Private ground floor entrance
- 75 year lease remaining
- Sought after NR3 postcode

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.

£120,000

A WELL PRICED PURPOSE BUILT TWO BEDROOM FIRST FLOOR APARTMENT located in this quiet location which overlooks a communal green, in the popular north city postcode of NR3. The property is being sold with the added benefit of NO ONWARD CHAIN! ** Viewings are recommended to appreciate the property!! **



Entrance Hall

Lounge/ Dining Room

11' 10" x 13' 9" (3.61m x 4.19m)

Kitchen

9' 11" x 6' 7" (3.02m x 2.01m)

Hallway

Bedroom One

12' 5" x 11' 11" (3.78m x 3.63m)

Bedroom Two

10' 11" x 7' (3.33m x 2.13m)

Bathroom

Exterior

view this property online williamhbrown.co.uk/Property/NOR140818



Property Ref:

NOR140818 - 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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