









welcome to

Green Court, Norwich

THIS SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT is located at the end of a quiet cul de sac. The property would make a perfect first time buy or investment purchase and is being sold with the added benefit of NO ONWARD CHAIN! ** Viewings are highly recommended to not miss out!!

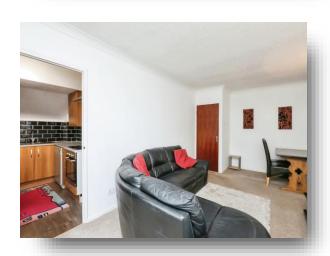












Entrance Hall

Carpeted floor, cupboard and loft access.

Lounge

19' 4" x 10' (5.89m x 3.05m) Window to front, carpeted floor and electric fireplace.

Kitchen

6' 5" x 9' 1" (1.96m x 2.77m)

Window to front, tiled splashbacks, wall & base units, work surfaces, plumbing for washing machine, plumbing for dishwasher, electric oven, electric hob, cooker head, space for freestanding fridge/ freezer, breakfast bar and window to front.

Bedroom One

12' 7" \times 9' 1" ($3.84m \times 2.77m$) Window to side, wall lights, built in wardrobe, carpeted floor and radiator.

Bedroom Two

 $9^{\circ} \times 9^{\circ}$ ($2.74 \text{m} \times 2.74 \text{m}$) Electric wall heater, window to side and carpeted floor.

Bathroom

Bath with mixer taps & shower over, wash hand basin, wc, extractor fan and laminate flooring.





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- NO ONWARD CHAIN
- Two allocated parking spaces
- Prime position in Thorpe St Andrew
- Fantastic first time buy/ investment
- Cul de sac 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

£160,000









view this property online williamhbrown.co.uk/Property/NOR141307



Property Ref: NOR141307 - 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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