



Scott Road, Norwich, NR1 1YR

welcome to

Scott Road, Norwich

THIS TWO BEDROOM APARTMENT is located on the first floor of a well regarded development close to the city centre and other amenities. It would make a fantastic first time buy/ investment and is being sold with the added benefit of NO ONWARD CHAIN!!! ** Viewings are highly recommended!! **



Entrance Hall

Carpeted floor and radiator.

Lounge

15' 9" x 11' 10" (4.80m x 3.61m)

Window to rear, carpeted floor, radiator and door to balcony:-

Kitchen

7' 9" x 7' 8" (2.36m x 2.34m)

Wall base units, work surfaces, one & a half bowl stainless steel sink unit, tiled splashbacks, gas hob, gas oven, vinyl flooring, central heating boiler, radiator and window to rear.

Bedroom One

13' 11" x 8' 7" (4.24m x 2.62m)

Window to front, carpeted floor and radiator.

Bedroom Two

8' 2" x 7' 3" (2.49m x 2.21m)

Window to front, carpeted floor and radiator.

Bathroom

Bath with shower over, wash hand basin, wc and fully tiled.

Agents Note

All services/ appliances have not and will not be tested.



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Scott Road, Norwich

- NO ONWARD CHAIN
- Great first time buy/ investment
- Close to the city centre and local amenities
- Balcony
- Two good sized bedrooms

Tenure: Leasehold EPC Rating: C

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:
NOR141415 - 0005

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.

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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