





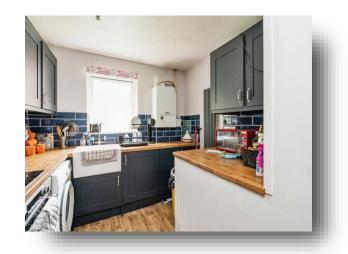


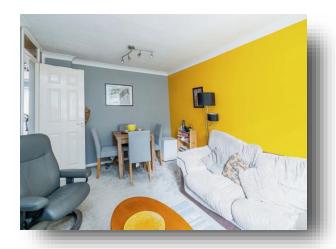


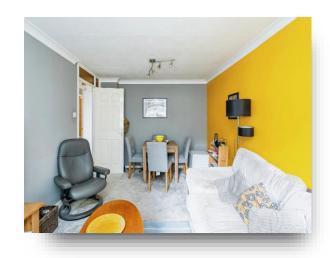
welcome to

Old Lakenham Hall Drive, Norwich

THIS IMMACULATELY PRESENTED TWO BEDROOM FIRST FLOOR FLAT 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 within easy access of Norwich city centre. *Viewings are highly recommended!*













Entrance Hall

Door to front and stairs to first floor.

Lounge/ Diner

15' x 10' 4" (4.57m x 3.15m)

Double glazed window to front, TV point, phone point, radiator and carpeted floor.

Kitchen

11' 3" x 8' 11" (3.43m x 2.72m)

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

Inner Hallway

Carpeted floor, radiator and storage cupboard.

Bedroom One

14' 2" x 10' 10" (4.32m x 3.30m)

TV point, double glazed window to rear, radiator and carpeted floor.

Bedroom Two

10' 7" x 8' 6" (3.23m x 2.59m)

Double glazed window to rear, carpeted floor and radiator.

Bathroom

Bath with shower over, wash hand basin, wc, extractor fan and radiator.

Exterior

To the front, there is a path to the front door overlooking the communal green with mature trees.

To the rear, there is off-road alloacted parking with communal garden.





welcome to

Old Lakenham Hall Drive, Norwich

- Modern kitchen & bathroom
- Allocated off-road parking
- Communal garden overlooking the river
- Two double bedrooms
- Perfect for first time buyers

Tenure: Leasehold EPC Rating: Awaited

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

£150,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR137262



Property Ref: NOR137262 - 0002 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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