



Bowers Avenue, Norwich, NR3 2PS

welcome to

Bowers Avenue, Norwich

THIS IMMACULATELY PRESENTED TWO BEDROOM APARTMENT is situated in the highly sought after NR3 postcode of Norwich with elevated views. It would be an ideal first time buy/ buy to let investment and is being sold with the added benefit of NO ONWARD CHAIN! ** Viewings are highly recommended!! **



Entrance Hall

Door to front and carpeted floor.

Lounge

16' 5" x 10' 11" (5.00m x 3.33m)

Window to front, door to balcony, radiator and carpeted floor.

Kitchen

12' 10" x 9' 2" (3.91m x 2.79m)

Window to rear, wall & base units, work surfaces, one bowl stainless steel sink/ drainer, space for freestanding cooker, plumbing for washing machine, tiled splashbacks and vinyl flooring.

Inner Hallway

Two storage cupboards.

Bedroom One

12' 2" x 10' 9" (3.71m x 3.28m)

Door to balcony, window to front, carpeted floor and radiator.

Bedroom Two

10' 9" x 10' 6" max. (3.28m x 3.20m max.)

Window to rear, built in cupboard, carpeted floor and radiator.

Bathroom

Bath with shower over, wash hand basin, wc, radiator, laminate floor and window to rear.

Exterior

There is a storage shed that would be ideal for bike storage.



view this property online williamhbrown.co.uk/Property/NOR142152



welcome to

Bowers Avenue, Norwich

- NO ONWARD CHAIN
- Two bedrooms
- Elevated views
- Sought after NR3 postcode
- Ideal first time buy/ buy to let

Tenure: Leasehold EPC Rating: Awaiting

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

£125,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR142152



Property Ref:
NOR142152 - 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.

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.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk