

## **Parliament Court, Norwich NR7 0TG**



## welcome to

## **Parliament Court, Norwich**

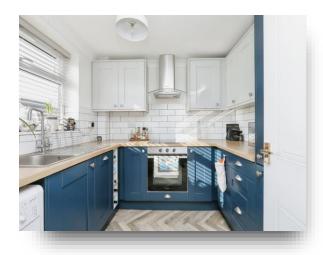
THIS FULLY MODERNISED AND RENOVATED TWO BEDROOM MID-TERRACE PROPERTY is situated in the highly sought after NR7 postcode. This property would be a perfect purchase for a first time buyer or buy to let investor. \*\*\* Viewings are highly recommended to fully appreciate this fantastic property!! \*\*\*













#### **Entrance Hall**

Electric wall heater and Karndean flooring.

#### Lounge

15' 6" x 11' 10" ( 4.72m x 3.61m ) Window to rear, door to rear, electric wall heater and Karndean flooring.

#### Kitchen

8' 5" x 7' 11" ( 2.57m x 2.41m ) Window to front, wall & base units, work surfaces, electric oven, electric hob, cooker hood, plumbing for washing machine, integrated fridge/ freezer, integrated slimline dishwasher and Karndean herringbone flooring.

#### First Floor Landing Bedroom One

12' 6" x 11' 9" ( 3.81m x 3.58m ) Window to rear, carpeted floor and electric wall heater.

#### **Bedroom Two**

11' 5" x 5' 8" ( 3.48m x 1.73m ) Window to front, loft access, electric wall heater and carpeted floor.

#### Bathroom

Window to front, bath with shower over, wash hand basin, wc and vinyl flooring.

#### Exterior

To the rear, there is a fully enclosed garden mainly laid to lawn with a gate giving access to two allocated parking spaces.

#### **Agents Note**

Please note: the EPC has not been updated since current vendors renovation. Heating for the property can also be controlled via a mobile app.





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- Fully modernised & renovated property
- Great first time buy or buy to let
- Newly fitted kitchen & bathroom
- Highly sought after location
- Two allocated parking spaces

Tenure: Freehold EPC Rating: D

# £230,000





### view this property online williamhbrown.co.uk/Property/NOR142158



Property Ref: NOR142158 - 0004 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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## william h brown



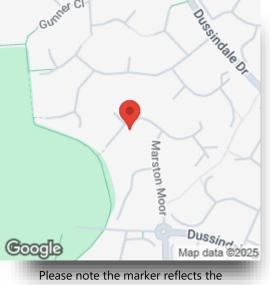
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postcode not the actual property