





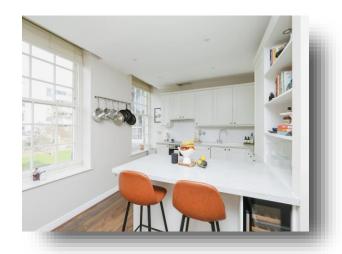




welcome to

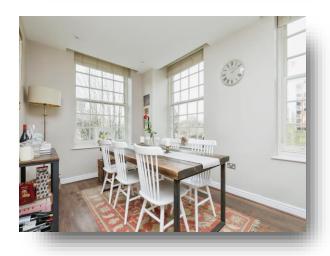
Old Mustard Mill Paper Mill Yard, Norwich

THIS IMMACULATELY PRESENTED THREE BEDROOM DUPLEX APARTMENT is situated within a central location, close to many local amenities and benefiting from views over the river. The property has been renovated to a high standard throughout. ** To schedule a viewing, please do contact the office!! **













Entrance Hall Cloakroom

Plumbing for washing machine, wash hand basin, wc and tiled flooring.

Snug/ Bedroom Three

12' 1" x 10' 10" (3.68m x 3.30m) Window to side, karndean flooring and underfloor heating.

Kitchen/ Dining Room

23' 7" x 13' (7.19m x 3.96m)

Wall & base units, work surfaces, electric oven, electric hob, cooker hood, wind cooler, integrated microwave, integrated fridge/ freezer, sink with drainer, karndean flooring and river views.

Bedroom One

23' 9" x 8' 10" ($7.24m \times 2.69m$)

Windows to front & side with river views, carpeted floor and underfloor heating.

Bedroom Two

12' 3" x 10' 10" (3.73m x 3.30m)

Window to side, carpeted floor, underfloor heating and door to ensuite:-

Ensuite

Shower cubicle, wash hand basin, wc and partially tiled.

Bathroom

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





welcome to

Old Mustard Mill Paper Mill Yard, Norwich

- RIVER VIEWS
- Renovated throughout
- Bathroom & ensuite
- Two/ three bedroom
- Allocated parking

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.

£280,000





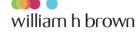




view this property online williamhbrown.co.uk/Property/NOR142094



Property Ref: NOR142094 - 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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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.