









welcome to

Christopher Close, Norwich

A STUNNING AND WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT situated in a quiet, tucked away cul de sac location. The property is is being sold with the added benefit of NO ONWARD CHAIN! *** Viewings are highly recommended to fully appreciate this great property!!! ***

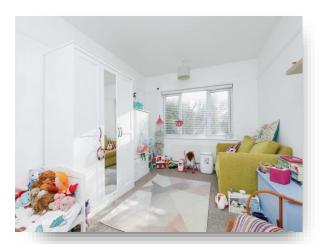












Entrance Hall Lounge/ Dining Room

14' 1" x 13' 6" (4.29m x 4.11m)

UPVC window to front aspect, radiator, smooth plastered ceiling and feature fireplace.

Kitchen

10' x 9' 9" (3.05m x 2.97m)

Fully fitted comprehensive range of eye & base level kitchen units, built in electric hob, built in electric oven, fridge/ freezer, fitted rolled top work surfaces, inset sink unit, inset spotlighting and UPVC window to rear aspect.

Bedroom One

13' 9" x 8' 3" (4.19m x 2.51m)

UPVC window to front aspect and door to ensuite:-

Ensuite

Shower cubicle with inset mains fed shower, wash hand basin, wc, tiled flooring and extractor fan.

Bedroom Two

14' 2" x 9' 1" (4.32m x 2.77m)

UPVC window to front aspect, picture rail and smooth plastered ceiling.

Bathroom

Paneled bath with mains fed shower, wash hand basin, wc, extractor fan, tiled splashbacks and window to rear aspect.

Separate Utility Room

Housing plumbing for washing machine, smooth ceiling, extractor fan and UPVC window to rear aspect.

Exterior

The property has on street permit controlled parking to front.

There is also a side paved patio with garden shed.





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- Stunning purpose built luxury two bedroom apartment
- Renovated by the present vendor
- Highly sought after cul de sac within the equally sought after Trafford Estate location
- Share of freehold
- Space & light throughout

Tenure: Leasehold EPC Rating: D

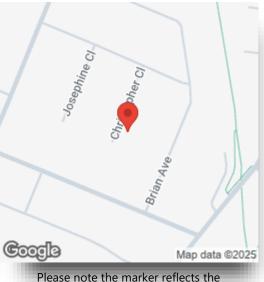
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£220,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR142098



Property Ref: NOR142098 - 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.





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