



Black Horse Opening, Norwich, NR3 4EP

welcome to

Black Horse Opening, Norwich

*** THIS IMMACULATELY PRESENTED TWO BEDROOM FIRST FLOOR FLAT is situated in the highly sought after NR3 postcode of Norwich. This property is offered vacant and being sold with the added benefit of NO ONWARD CHAIN, it would be a fantastic first time buy to let investment/ first time buy ***



Lounge

18' 10" x 10' (5.74m x 3.05m)

Window to rear and laminate floor.

Kitchen

11' 4" x 8' 6" (3.45m x 2.59m)

Window to front, wall & base units, work surfaces, one & a half bowl sink unit, plumbing for washing machine, space for cooker, two storage cupboard, tiled walls and vinyl flooring.

Bedroom One

11' 5" x 10' 3" (3.48m x 3.12m)

Window to rear, fitted wardrobe, carpeted floor and radiator.

Bedroom Two

9' 4" x 8' 8" (2.84m x 2.64m)

Window to front, built in cupboard, laminate floor and radiator.

Bathroom

Bath, wash hand basin, wc, part tiled and window to front.



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Black Horse Opening, Norwich

- Two bedroom first floor flat
- Great first time buy/ buy to let investment
- Residents parking
- Spacious lounge
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

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

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR142279 - 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.

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.



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