



Lefroy Road, Norwich NR3 2NX

welcome to

Lefroy Road, Norwich

****NO ONWARD CHAIN!**** This immaculately presented TWO BEDROOM FIRST FLOOR APARTMENT is situated in the popular NR3 postcode just to the north of Norwich city centre and would make a fantastic first time buy or investment purchase. ***VIEWINGS ARE HIGHLY RECOMMENDED!***



Secure Phone Entry System

Stairs to the first floor.

Lounge

16' 5" x 10' 9" (5.00m x 3.28m)

Double glazed window to the front aspect, door to the balcony, laminated flooring, radiator and TV point.

Kitchen/Diner

12' 7" x 9' (3.84m x 2.74m)

Double glazed window to the front aspect, wall and base units with work surfaces over, tiled flooring, space for a fridge/freezer, electric oven, electric hob, extractor fan, stainless steel 1 size bowl and space for a washing machine.

Inner Hallway

Bedroom 1

10' 9" x 12' 9" (3.28m x 3.89m)

Laminated flooring, double glazed door to the balcony, double glazed window to the rear aspect and built in wardrobe.

Bedroom 2

10' 9" x 8' 11" (3.28m x 2.72m)

Double glazed window to the front aspect, laminated flooring, radiator and built in wardrobe.

Bathroom

Double glazed window to the front aspect, wash hand basin, W/C, bath with shower over and extractor fan.

Exterior

Outside there is a private brick built storage shed and on road non permit parking.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Lefroy Road, Norwich

- *NO ONWARD CHAIN!*
- Two double bedrooms
- Perfect first time buy or investment
- Immaculately presented throughout
- Modern kitchen, lounge and bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR141003 - 0005

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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