



Kerrison Road, Norwich, NR1 1JA

welcome to

Kerrison Road, Norwich

An immaculately presented 1 bedroom first floor flat situated within close proximity to Norwich city football stadium, the train station and a variety of other amenities including the city centre itself. This property would be ideal either as an airB&B buy to let or first time purchase.



Entrance Hall

Entrance is via the ground floor, front door opening to stairs.

Living Area

Double glazed window to front aspect, carpeted flooring, space for freestanding fridge/freezer, open plan into;

Kitchen

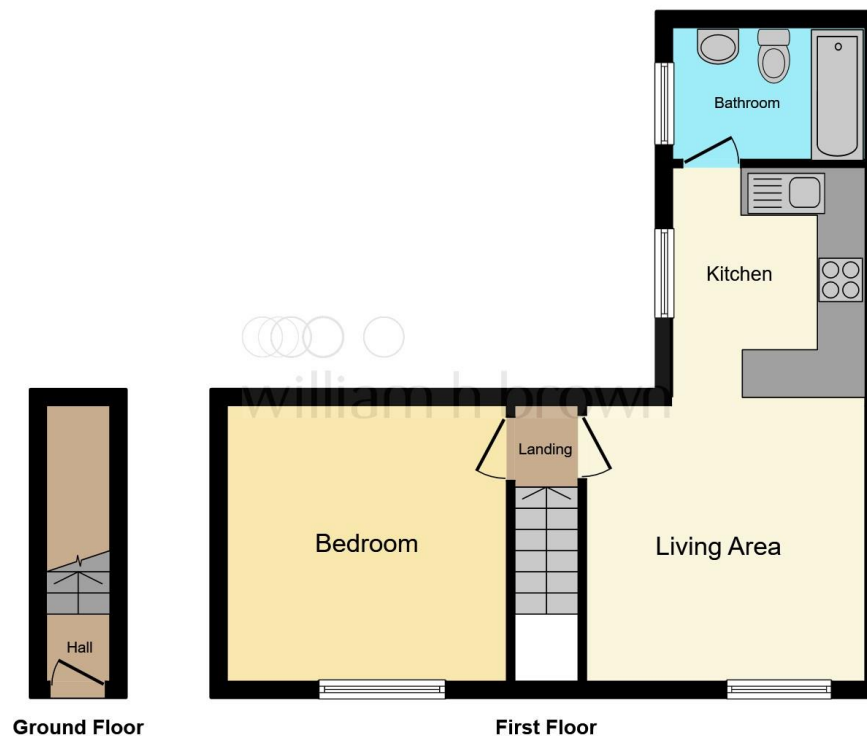
Fitted base units with work surface, stainless steel sink/drain, integrated cooker, hob, extractor fan, wall cabinets, washing machine, dishwasher, breakfast bar, vinyl flooring, double glazed window to side aspect.

Bathroom

Bath with overhead shower, wc, wash hand basin with mixer tap, tiled walls, double glazed window to side aspect.

Bedroom

Double glazed window to front aspect, carpeted flooring, radiator, cupboard.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Kerrison Road, Norwich

- One bedroom first floor flat!
- Close proximity to Norwich city football stadium and the train station
- Perfect for first time buyers or air bnb buy to let.
- In the heart of the city centre
- Immaculately presented

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 50.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR143517 - 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.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk