



Pearcefield, Norwich, NR3 4JF

welcome to

Pearcefield, Norwich

****LIGHT AND SPACIOUS**** Well presented and spacious two bedroom ground floor apartment located in the highly sought after NR3 area of Norwich, This property is an attractive option for first time buyers, landlords or downsizers seeking a low-maintenance lifestyle in a desirable location.



Lounge

20' x 11' 10" (6.10m x 3.61m)

Large double glazed windows, laminate flooring and radiator.

Kitchen

14' x 6' 11" (4.27m x 2.11m)

Double glazed window, range of wall and base units, gas hob, extractor fan, electric oven, space for washing machine and vinyl flooring.

Bedroom One

16' x 8' 7" (4.88m x 2.62m)

Double glazed window, carpeted flooring and radiator.

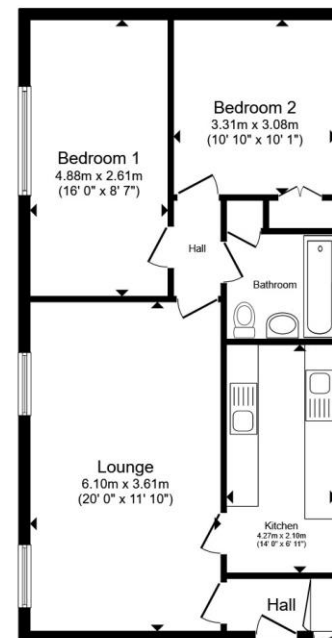
Bedroom Two

10' 10" x 10' 1" (3.30m x 3.07m)

Double glazed window, carpeted flooring and radiator.

Bathroom

Double glazed window, bath tub with shower over, toilet, wash hand basin and vinyl flooring.



Total floor area 66.9 m² (720 sq.ft.) approx

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.propertybox.io


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h brown



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welcome to

Pearcefield, Norwich

- Ground floor apartment
- Light and spacious
- Popular NR3 location
- Perfect first time buy or investment
- Generous living area

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Sep 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£145,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR143861 - 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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