



Stracey Road, Norwich, NR1 1EZ

welcome to

Stracey Road, Norwich

FIRST FLOOR FLAT LOCATED NEAR THE CITY CENTRE AND TRAIN STATION

This WELL-MAINTAINED, ONE BEDROOM, FIRST FLOOR apartment positioned in the Thorpe Hamlet area to the east of Norwich.



Entrance Hall

Doors to lounge/kitchen, bedroom and bathroom

Lounge/Kitchen

21' 1" Max x 14' 7" Max (6.43m Max x 4.45m Max)

Fitted base units with worktops over, sink and drainer, fitted hob and oven, extractor fan, space for fridge/freezer and washing machine, integrated dishwasher, bay fronted double glazed windows, radiator.

Bedroom

13' 6" Max x 9' 5" Max (4.11m Max x 2.87m Max)

Two double glazed windows and radiator.

Bathroom

Paneled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside

On road parking.



view this property online williamhbrown.co.uk/Property/NOR142950



welcome to

Stracey Road, Norwich

- First floor one bedroom apartment
- Close to the city centre & train station
- On road parking
- Double glazing & electric heating
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2016. 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

view this property online williamhbrown.co.uk/Property/NOR142950



Property Ref:
NOR142950 - 0004

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