









## welcome to

# **Lime Tree Avenue, Long Stratton Norwich**

William H Brown are delighted to present this well-presented two-bedroom property, with a 50% share ideal for first time buyers & located in the ever-popular town of Long Stratton.













### **Description**

This modern mid-terrace home is found in the ever popular of Long Stratton, situated in a quiet cul de sac and within walking distance of all local amenities. The property is well presented throughout and features an entrance hall with ground floor WC, bright lounge/diner with French doors overlooking the rear garden & kitchen with modern appliances and tiled flooring, the first floor leads to two excellent sized bedrooms and family bathrooms. The home benefits from a modern energy efficient design with solar hot water system, air source heating system & off-road allocated parking.

#### **Entrance Hall**

With door to front aspect, under stair storage cupboard, radiator, and wood effect flooring.

#### Cloakroom

Comprising a mid-level WC, wash hand basin radiator and window to front aspect.

## **Lounge/ Diner**

15' 5" x 13' 5" ( 4.70m x 4.09m )

With patio doors to the rear garden, telephone & television points, radiator, and wood effect laminate flooring.

#### Kitchen

12' x 6' 7" ( 3.66m x 2.01m )

Fitted kitchen with wall & base units with work surfaces above, electric oven with ceramic hob and cooker hood above, one and half bowl stainless steel sink, plumbing for washing machine, space for washing machine & fridge/freezer, tiled flooring, and window to front aspect.

## Landing

Stairs leading from the entrance hall with airing cupboard, loft access and doors to both bedrooms and family bathroom.

#### **Bedroom One**

13' 5" x 11' 10" max ( 4.09m x 3.61m max ) With window to rear aspect and radiator.

#### **Bedroom Two**

13' 5" x 9' (4.09m x 2.74m) With window to front aspect and radiator.

#### **Bathroom**

Fitted with WC, wash hand basin and bath with mixer taps and shower over, radiator and vinyl flooring.

#### Outside

There is off-road parking at the front of the property and a pathway leading to the front door. The rear garden is predominately laid to lawn with a side access gate, paved patio area and shed.





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# **Lime Tree Avenue, Long Stratton Norwich**

- Perfect for First Time Buyers
- Well Presented Throughout
- 50% Share
- Walking Distance of Local Amenities
- 2 Bedroom Mid-Terrace House

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Aug 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## shared ownership

# £100,000







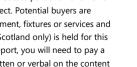


Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/WYM108474



Property Ref: WYM108474 - 0010 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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