



Post Office Road, Lingwood Norwich NR13 4AQ

welcome to

Post Office Road, Lingwood Norwich

****CASH PURCHASERS ONLY**** In need of renovating and modernising throughout is this three bedroom semi-detached house situated in the popular village of Lingwood. Internal viewings are a must so call today to arrange your appointment!



Entrance Hall**Kitchen**

11' 7" x 6' 10" (3.53m x 2.08m)

UPVC double glazed front window, 1 1/2 bowl sink unit.

Lounge

17' 10" x 11' 11" (5.44m x 3.63m)

UPVC double glazed rear window, patio doors to the rear garden, radiator.

First Floor Landing**Bedroom One**

15' 2" x 7' 7" (4.62m x 2.31m)

UPVC double glazed rear window, radiator.

Bedroom Two

11' 11" x 10' 1" (3.63m x 3.07m)

UPVC double glazed rear window, radiator.

Bedroom Three

8' 4" x 7' 6" (2.54m x 2.29m)

UPVC double glazed front window, radiator, built in cupboard.

Shower Room

Fitted with a three piece suite comprising shower cubicle, wc, wash hand basin, tiling, tiled flooring, radiator, UPVC double glazed front window.

Outside

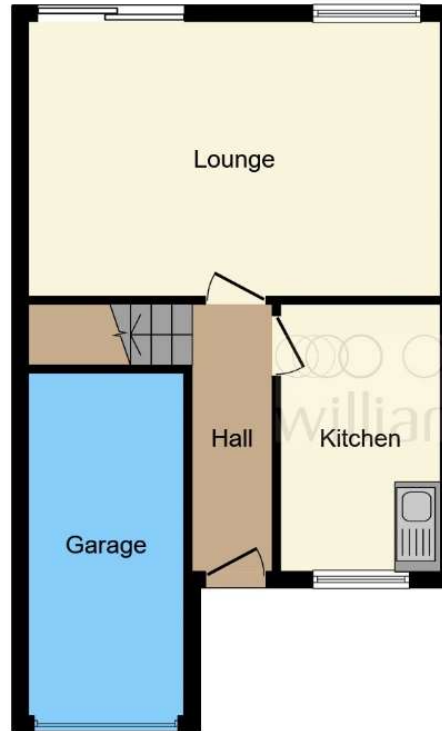
To the front of the property there is a tandem driveway leading to a single garage which has an up and over front door. There is a lawned area and a pathway leading to the front door. Fully enclosed rear garden that requires clearing.

Agents Note:

The property is available to CASH PURCHASERS ONLY. For more information please call the office on 01603 426640.

Agents Note:

PUBLIC NOTICE - 87 Post Office Road, Lingwood, Norwich, Norfolk, NR13 4AQ - We have received an offer of £ 198,000.00. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating (C)

**Ground Floor****First Floor**

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.



view this property online williamhbrown.co.uk/Property/SPR107726



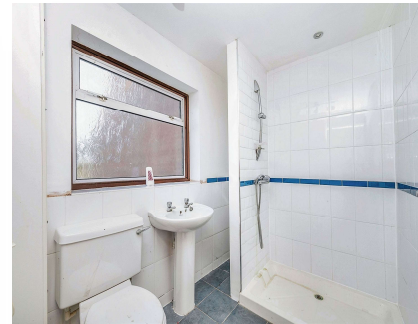
welcome to

Post Office Road, Lingwood Norwich

- *****CASH PURCHASERS ONLY*****
- Semi-Detached House
- Three Bedrooms
- Renovation & Modernisation Required
- Garage & Driveway

Tenure: Freehold EPC Rating: C

£200,000



view this property online williamhbrown.co.uk/Property/SPR107726

Please note the marker reflects the postcode not the actual property



Property Ref:
SPR107726 - 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.

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 426640



sprowston@williamhbrown.co.uk



303 Reepham Road (Temporary Address),
Hellesdon, Norfolk, NR6 5AD



williamhbrown.co.uk