

Heigham Grove, Norwich NR2 3DQ



# welcome to

# Heigham Grove, Norwich

\*\*\* A STUNNING FIRST FLOOR APARTMENT WITHIN A PERIOD HOUSE CONVERSION \*\*\* Located within a close proximity of the city centre just off Earlham Road, this property has been refurbished to a good standard throughout and offers a host of original features!













## **Entrance Hall**

Communal entrance door to front aspect with secure entry intercom system, stairs rising to first floor with private entrance door to the apartment.

### Lounge

15' 2" max x 10' 2" max (4.62m max x 3.10m max) Sash window to front aspect, feature cast iron fireplace with wooden surround, radiator, television/telephone point, coving, ceiling rose, meter cupboard, extensive shelving/bookcase made from reclaimed timber.

#### Bedroom

12' 10" x 10' 2" max ( 3.91m x 3.10m max ) Sash window to rear aspect, radiator, smooth plastered ceiling, coving.

## Kitchen

#### 8' 5" x 8' (2.57m x 2.44m)

Modern fitted kitchen with a selection of wall and base mounted units, window to side aspect, roll top work surfaces, single bowl stainless steel sink with drainer unit, part tiled splash back, integrated electric oven and gas hob, stainless steel cooker hood, integrated washing machine, fridge/freezer, central heating boiler, vinyl flooring.

#### Bathroom

Sash window to rear aspect, a modern white suite comprising paneled bath with mixer taps with shower attachment, wc, wash hand basin, radiator, part tiled splash back, and extractor fan.

#### Outside

From the road via an iron gate is the communal garden laid to lawn, pathway leading to front door, shrub borders, bike storage shed and bin storage area.

## **Agents Note**

The property qualifies for parking permits and visitor permits. Contact the local authorities for more information.



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





# welcome to

# **Heigham Grove, Norwich**

- \*\*\*GUIDE PRICE £170,000 £180,000\*\*\*
- PERIOD HOUSE CONVERSION
- DOUBLE BEDROOM
- **ORIGINAL FEATURES**
- MODERN FITTED KITCHEN AND BATHROOM SUITE .

### Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# guide price

£170,000





# view this property online williamhbrown.co.uk/Property/UNR106197



Property Ref: UNR106197 - 0004

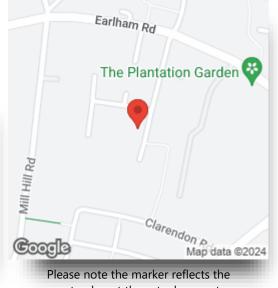
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements 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.

# directions to this property:

Proceed out of Norwich via the Earlham Road taking a left hand turning into Heigham Grove, where the property will be located straight ahead of you.





postcode not the actual property

william h brown



01603 667077



Unthankroad@williamhbrown.co.uk

161 Unthank Road, Norwich, Norfolk, NR2 2PG



williamhbrown.co.uk