



**Globe Place, Norwich NR2 2SQ**



**welcome to**

**Globe Place, Norwich**

\*\*\*MAISONETTE FLAT IN CENTRAL LOCATION\*\*\* William H Brown are pleased to offer to the market this spacious property being offered to the market with no onward chain.



### Entrance Hall

Double glazed door to front aspect, meter cupboard, door to lounge / kitchen, stairs to first floor landing.

### Lounge / Kitchen

26' 4" x 14' 9" Max ( 8.03m x 4.50m Max )

Lounge area;

Double glazed window to rear and side aspect, laminate floor, under stairs cupboard, radiator.

Kitchen;

Double glazed window to front aspect, fitted kitchen with a range of wall and base units, work surfaces over, inset sink and drainer, plumbing and space for washing machine and tumble dryer, electric hob and oven, stainless steel and glass cooker hood over, space for fridge freezer, laminate floor.

### Landing

Stairs from entrance hall to first floor landing, doors to all bedrooms and shower room.

### Bedroom One

14' 2" x 8' 8" ( 4.32m x 2.64m )

Double glazed window to side aspect, radiator.

### Bedroom Two

11' 2" x 6' ( 3.40m x 1.83m )

Double glazed window to rear aspect, radiator.

### Bedroom Three

12' 1" max x 8' 7" ( 3.68m max x 2.62m )

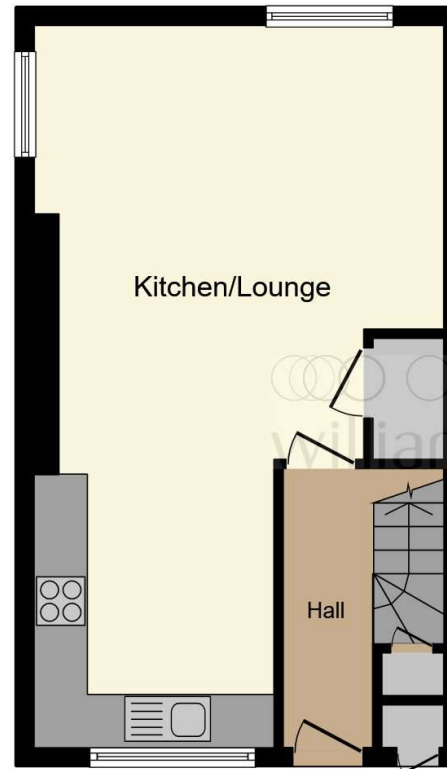
Double glazed window to front aspect, radiator.

### Shower Room

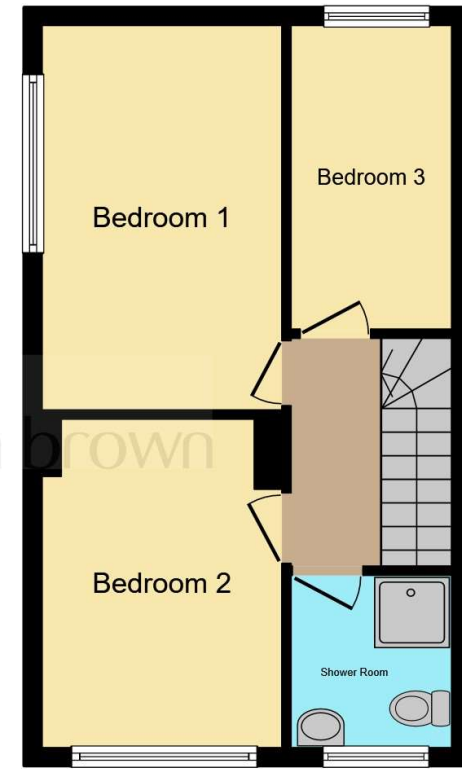
Double glazed window to front aspect, side comprising shower cubicle, electric shower, vanity sink unit, low level wc, fully tiled walls.

### Outside

Externally there are communal areas with brick built shed whilst the property is located on a pedestrian part of the road with on street permit parking available within the local vicinity.



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.



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welcome to

## Globe Place, Norwich

- NO ONWARD CHAIN
- MAISONETTE FLAT
- THREE BEDROOMS
- DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING

Tenure: Leasehold EPC Rating: D

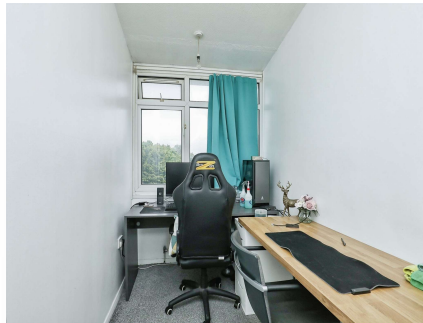
This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Apr 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£140,000**

### directions to this property:

From the Unthank Road office proceed via Unthank Road towards the city centre taking a right hand turn into Essex Street. At the top of the road bear left onto Vauxhall street and then take a right hand turn into Globe place where the property will be located in front of you.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106288 - 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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