



Russet Grove, Norwich NR4 7NQ

welcome to

Russet Grove, Norwich

*** WELL PRESENTED HOME IDEALLY SUITED FOR A FIRST TIME BUYER OR INVESTOR *** Located to the South West of Norwich and within easy reach of the University of East Anglia, Norfolk and Norwich Hospital and Research Park, this spacious first floor flat is offered with no onward chain!



Communal Entrance Hall

Stairwell leading to first floor, external access to meter cupboard and bin store, door to property;

Entrance Hall

Single glazed door from communal hallway, doors to lounge and kitchen:

Kitchen

8' 8" max x 9' 7" plus recess (2.64m max x 2.92m plus recess)

Double glazed window to rear aspect, fitted kitchen with a range of wall and base units, work surfaces over, inset stainless steel sink and drainer, tiled splash back, freestanding cooker, plumbing and space for washing machine, space for fridge freezer, door to boiler cupboard.

Lounge / Dining Room

18' 9" x 10' 10" (5.71m x 3.30m)

Double glazed windows to front aspect, warm air heating, picture rail, door to inner lobby;

Inner Hallway

Door from lounge, doors leading to bathroom and both bedrooms;

Bedroom One

11' 2" plus wardrobes x 10' 1" (3.40m plus wardrobes x 3.07m)

Double glazed window to front aspect, built in wardrobe, warm air heating.

Bedroom Two

8' 6" x 9' 4" (2.59m x 2.84m)

Double glazed window to rear aspect, built in wardrobe, warm air heating.

Bathroom

Double glazed window to rear aspect, suite comprising bath, low level wc, wash hand basin, part tiled walls.

Outside

The property offers convenient permit parking, communal gardens perfect for relaxation, and a brick-built external storage shed providing additional space.



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



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Russet Grove, Norwich

- FIRST FLOOR FLAT
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING AND WARM AIR HEATING
- IDEAL INVESTMENT OR FIRST TIME BUY
- CONVENIENTLY LOCATED WITH 0.5 MILES OF THE UEA CAMPUS

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 215 years from 25 Apr 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000



directions to this property:

Follow the Earlham road out of Norwich proceeding over the ring road roundabout. At the Fiveways roundabout take your first exit onto Bluebell Road and then left hand into Salter Avenue where Russet Grove will be located on your far left.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR104287 - 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.

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