



Uplands Court, Upton Road, Norwich, NR4 7PH

welcome to

Uplands Court, Upton Road, Norwich

GUIDE PRICE £210,000-£220,000 - GROUND FLOOR LIVING WITH GENEROUS SIZED PRIVATE REAR GARDEN William H Brown are pleased to present this well presented flat with allocated parking in a sought after location!



Description

Offered for sale is this immaculately presented two-bedroom flat, nestled in a sought-after city location just off Unthank Road. The property boasts modern features including UPVC double glazing and gas fired central heating, ensuring comfort throughout all seasons.

The interior comprises two double bedrooms, providing ample space for relaxation, work, or guests. The generously sized private rear garden offers an idyllic outdoor retreat, perfect for al fresco dining or gardening enthusiasts.

In addition, the property benefits from allocated parking, ensuring convenience in this quiet residential setting. With its prime location and modern amenities, this flat presents an ideal first-time purchase or investment opportunity for discerning buyers seeking a stylish urban retreat.

This property seamlessly melds contemporary living with city convenience, making it a desirable opportunity for those seeking a well-appointed and well-located home in this vibrant urban setting. Schedule a viewing today to experience the charm and potential this property has to offer.

Entrance Hall

Double glazed UPVC door to side aspect, door leading to lounge / reception;

Lounge

13' 9" x 13' 4" (4.19m x 4.06m)
Double glazed UPVC window to front aspect, radiator, open to kitchen, door to inner hallway.

Kitchen

11' 6" x 6' 9" (3.51m x 2.06m)
Double glazed UPVC window to rear aspect, fitted kitchen comprising a range of wall and base units, block wood work surfaces over, inset sink and drainer, tiled splash back, freestanding cooker, integrated fridge and freezer, plumbing and space for washing machine.

Inner Hallway

Bedroom One

13' 9" x 9' 7" (4.19m x 2.92m)
Double glazed UPVC window to front aspect, radiator.

Bedroom Two

11' 5" x 11' 6" narrowing to 9' 6" (3.48m x 3.51m narrowing to 2.90m)
Double glazed UPVC window to rear aspect, radiator.

Bathroom

Double glazed UPVC window to rear aspect, suite comprising bath with mixer tap and shower attachment over, pedestal sink, radiator.

Wc

Double glazed UPVC window to rear aspect, suite comprising low level wc, radiator.

Outside

The property is approached via an open plan area with allocated parking to the front of the property. To the rear there is a generous sized rear garden which is private and laid to lawn.



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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welcome to

Uplands Court, Upton Road, Norwich

- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- GENEROUS SIZED PRIVATE REAR GARDEN
- SOUGHT AFTER LOCATION JUST OFF UNTHANK ROAD
- IDEAL FIRST TIME OR INVESTMENT PURCHASE
- DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- VIEWING HIGHLY RECOMMENDED

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£210,000 - £220,000



directions to this property:

Proceed out of Norwich via the Unthank Road proceeding over the ring road traffic lights with Colman Road and Mile End Road. Take your second left hand turn into Upton Road and then right into Uplands Court where the property will be located.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106247 - 0006

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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