



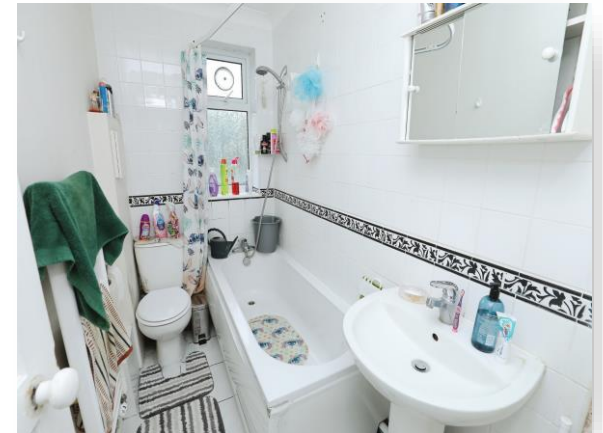
**North Park Avenue, Norwich NR4 7EF**



**welcome to**

**North Park Avenue, Norwich**

\*\*\*A WELL PRESENTED GROUND FLOOR FLAT OVERLOOKING EATON PARK\*\*\* Offered with no onward chain internal viewing is highly recommended.



### Entrance Hall

Door to side aspect, under stairs storage area, meter cupboard, storage cupboard, radiator, doors to all rooms;

### Lounge

Double glazed window to front and side aspects, radiator.

### Kitchen

Double glazed window to rear aspect, fitted kitchen comprising a range of wall and base units, work surfaces over, inset stainless steel sink and drainer, electric oven and hob, stainless steel and glass cooker hood over, under counter space for fridge plumbing and space for washing machine, gas fired central heating boiler.

### Bedroom One

Double glazed window to front aspect, built in wardrobe, radiator.

### Bedroom Two

Double glazed french doors to rear aspect leading to garden, built in wardrobe, radiator.

### Bathroom

Double glazed window to rear, suite comprising bath with mixer tap and shower attachment over, low level wc, pedestal sink, heated towel rail.

### External

The property is approached via a pathway leading to the front door and offers an enclosed garden to the front laid to lawn. To the rear there is a large private garden that is laid to lawn and has the advantage of a brick built storage shed.



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](http://www.focalagent.com)



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**welcome to**

## **North Park Avenue, Norwich**

- NO ONWARD CHAIN
- GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- OVERLOOKING EATON PARK

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Jul 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£175,000**



### **directions to this property:**

From the William H Brown Unthank Road office proceed out of Norwich along the Unthank Road and at the ring road traffic lights take a right-hand turning onto Colman Road. Follow the road along proceeding over the set of traffic lights and after the parade of shops take a left-hand turning into North Park Avenue where the property will be located on your right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106629 - 0003

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**william h brown**



**01603 667077**



[Unthankroad@williamhbrown.co.uk](mailto:Unthankroad@williamhbrown.co.uk)



161 Unthank Road, Norwich, Norfolk, NR2 2PG



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**