



**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

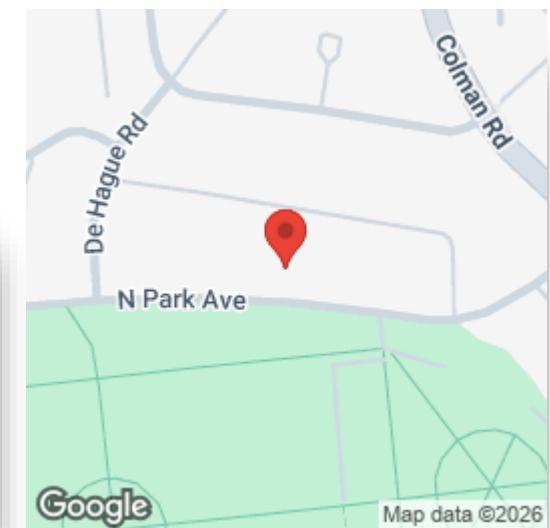
**£170,000**



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### 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



Property Ref:  
UNR106629 - 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



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