



Pettus Road, Norwich NR4 7BY

welcome to

Pettus Road, Norwich

*****GUIDE PRICE £180,000-£190,000 GROUND FLOOR FLAT WITH FRENCH DOORS LEADING TO THE GARDEN IN POPULAR NR4 POSTCODE*****

William H Brown are pleased to offer to the market this well presented home with PRIVATE REAR GARDEN being offered with NO ONWARD CHAIN



Entrance Hall

Composite door to side aspect, under stairs storage area with plumbing and space for washing machine, laminate floor, meter cupboard, storage cupboard, radiator, doors leading to living room, kitchen, both bedrooms and bathroom.

Living Room / Bedroom

10' 9" max x 15' max (3.28m max x 4.57m max)

Currently used as the main bedroom offering double glazed windows to front and rear aspects, radiator.

Kitchen

8' 3" x 7' 2" (2.51m x 2.18m)

Double glazed window to rear aspect, fitted kitchen comprising a range of wall and base units, roll top work surfaces over, inset stainless steel sink and drainer, tiled splash back, freestanding cooker, under counter space for fridge, pantry cupboard, laminate flooring, gas fired central heating boiler.

Bedroom One

12' 6" x 9' 6" (3.81m x 2.90m)

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

Bedroom Two / Reception Room

10' 8" x 10' 10" (3.25m x 3.30m)

Currently used as the reception room offering double glazed french doors to rear aspect, laminate flooring, radiator.

Bathroom

Double glazed window to rear aspect, suite comprising bath with electric shower over, vanity sink unit, low level wc, part tiled walls, vinyl flooring, heated towel rail.

External

The property is approached via a driveway with pathway leading to the front door. To the rear of the property sits an enclosed garden laid to lawn and patio with access to 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



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welcome to

Pettus Road, Norwich

- GUIDE PRICE £180,000-£190,000
- WELL PRESENTED GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- VERSATILE ACCOMMODATION WITH FRENCH DOORS LEADING FROM REAR BEDROOM WHICH COULD ALTERNATIVELY USED AS THE LIVING ROOM
- REQUESTED LOCATION CLOSE TO EATON PARK, UNIVERSITY OF EAST ANGLIA, CITY CENTRE AND NORFOLK AND NORWICH HOSPITAL

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: A Service Charge: 200.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Oct 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£180,000



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. At the traffic lights take a left onto South Park Avenue following the road along taking a left into Pettus Road and then right into Peckover Road. Follow the road along taking a left hand turn back into Pettus Road where the property will be located on your left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106789 - 0003

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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