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ESTATE AGENTS

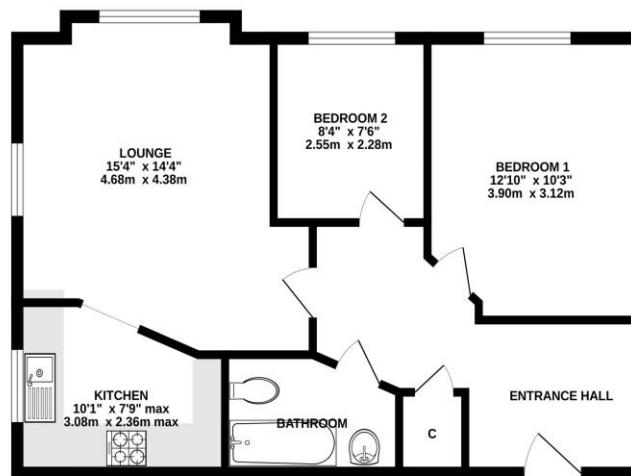
Magnolia Way, Norwich £125,000 – Leasehold



- Well Presented Apartment
- Two Bedrooms
- Spacious Sitting Room
- Fitted Kitchen
- Popular Modern Development
- Family Bathroom Suite
- Allocated Parking Space
- Convenient Location Close To Shops & Amenities
- No Onward Chain
- EPC Rating C / Council Tax Band B



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with iMeasure v2020

As you come off the main roundabout on the A47 onto William Frost Way take the next left onto Alex Moorhouse Way and continue onto Sir Alfred Munnings Road, from here take the right turning onto Poethlyn Drive then right again onto Magnolia Way where the property can be found in the left hand corner after turning into the car park on the Right.
Agents Notes: Leasehold remaining is 131 years and we await service/ground rent charges.

Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
 Norwich **01603 740044**

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THE GUILD
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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.