



George Edwards Close, Marsham, Norwich, NR10 5RA

welcome to

George Edwards Close, Marsham, Norwich

Set in a corner plot don't miss this well presented shared ownership home. This property offers 1 bedrooms ,bathroom and on the ground floor has a living room, kitchen and cloakroom. This property benefits from 2 parking spaces and gardens to the front, side and rear.



Entrance Hall

Wood effect floor, radiator, stairs to first floor.

Cloakroom

Fitted with low level WC, wash hand basin, double glazed window.

Kitchen

Fitted with a range of wall and base level units, sink and drainer units with mixer taps over, gas cooker point, worksurface with tiled splashback, plumbing for washing machine, space fridge/freezer.

Living Room

Wood effect floor, door to outside, double glazed window with view over the rear garden, radiator, wood effect floor, TV point.

First Floor Landing

Double glazed window, doors to bedroom & bathroom.

Bedroom

Two double glazed windows to the front aspect, radiator, TV point.

Bathroom

Fitted with suite comprising bath with shower over, wash hand basin, low level WC, radiator, shaver point, double glazed window.

Outside

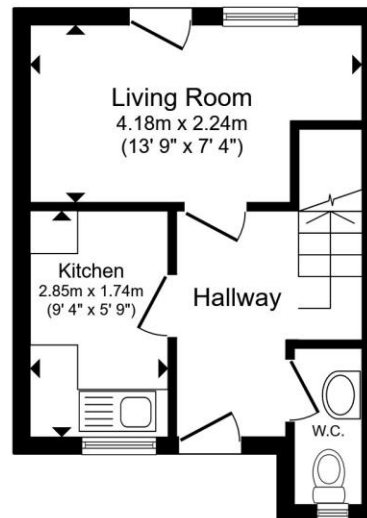
To the front of this home are 2 allocated parking spaces, the garden is laid to lawn on the front, side and rear with a patio area.

Agent's Note

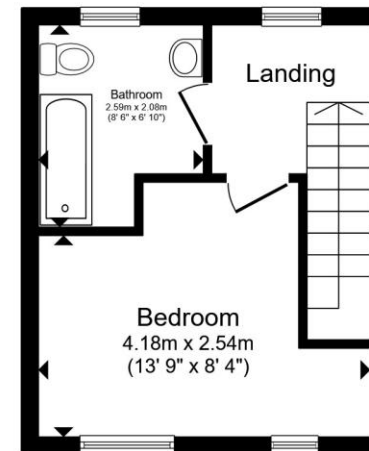
The price shown at £116,000 is the 80% figure the full market value is £145,000. 80% is the highest share that can be sold. Please be aware the lease has 79 years left which could make getting a mortgage more difficult and its recommended that any potential buyer checks into this before viewing. The rent and service charge for the 80% share is: Rent - £93.15 & Service charge - £31.59

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 44.1 m² (475 sq.ft.) approx

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.propertybox.io

 william
h brown



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welcome to

George Edwards Close, Marsham, Norwich

- End Terrace Home
- Charming and secluded Garden
- Bathroom
- Well sized Main Bedroom
- Well Equipped Fitted Kitchen

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 99 years from 31 May 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£116,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYS110334 - 0005

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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