



Woodrow Place, Norwich, NR1 4PF

welcome to

Woodrow Place, Norwich

Located adjacent to a woodland area and offering views across it, this top floor apartment would be ideal for first time buyers. Located close to many amenities including walks, bus stops and a variety of shops. Offered Chain free.



Lounge

Double glazed window to front aspect, door to balcony, radiator, carpeted flooring.

Separate Toilet

Toilet, wash hand basin.

Kitchen

Double glazed window to rear aspect, wall and base units with work surface, washing machine plumbing, 1.5 stainless steel sink and drainer, radiator, vinyl flooring.

Bedroom One

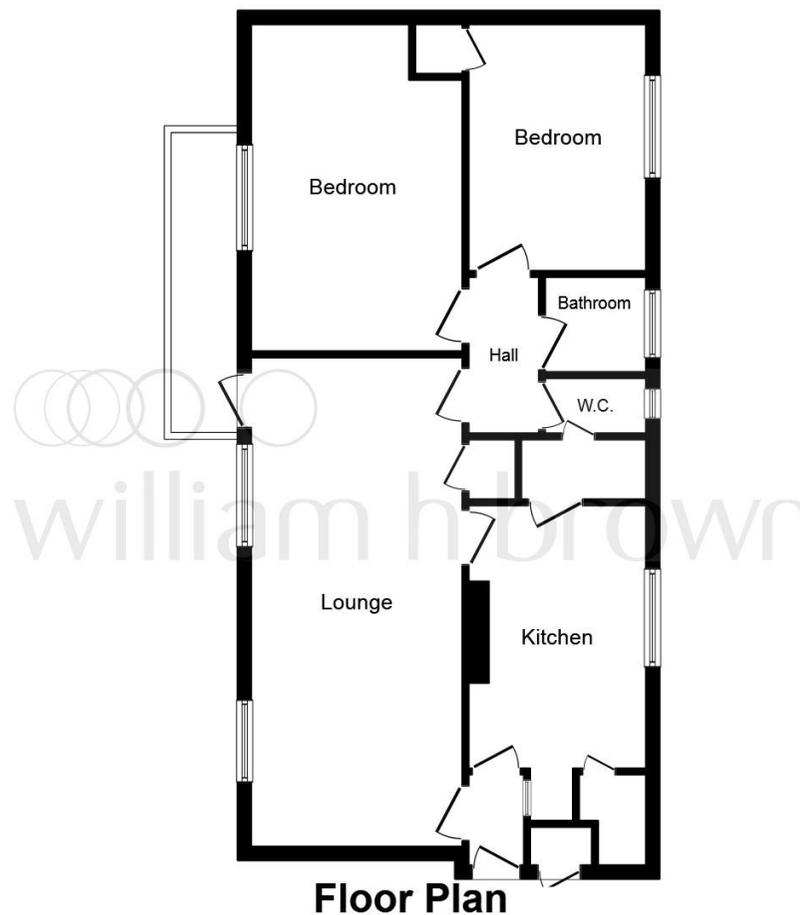
Double glazed window to rear aspect, radiator, carpeted flooring, woodland views.

Bedroom Two

Double glazed window to front aspect, radiator, carpeted flooring.

Bathroom

Bath with shower overhead, tiled flooring, toilet, wash hand basin.



Floor Plan

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

Powered by audioagent.com



view this property online williamhbrown.co.uk/Property/NOR143882



welcome to

Woodrow Place, Norwich

- **** CHAIN FREE****
- Ideal for first time buyers or buy to let investment a like.
- Woodland views from many of the rooms
- Two double bedrooms
- ****More internal photos to follow****

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£160,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NOR143882](https://www.williamhbrown.co.uk/Property/NOR143882)



Property Ref:
NOR143882 - 0002

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.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)