



**Penryn Close, Norwich NR4 7LY**

**welcome to**

**Penryn Close, Norwich**

Situated on the cusp of the UEA campus this detached dwelling sits on a generous size plot and offers scope for modernisation and extension. Offered with no onward chain internal viewing is recommended.



### Entrance Porch

Single glazed door to front aspect, door to entrance hall;

### Entrance Hall

Single glazed door to entrance porch, single glazed window to side aspect, radiator, doors to wc, lounge and kitchen, stairs to first floor landing.

### Wc

Single glazed window to side aspect, suite comprising low level wc, wash hand basin.

### Lounge

Single glazed window to front aspect, two radiators, open to dining room;

### Dining Room

Single glazed french doors to rear aspect, radiator, door to kitchen;

### Kitchen

Single glazed window to rear aspect, wall and bare units, work surfaces over, inset stainless steel sink and drainer, electric oven, electric hob, gas fired central heating boiler, door to utility room;

### Utility Room

Single glazed window to rear aspect, single glazed door to rear aspect leading to garden, internal door to garage.

### Landing

Stairs leading from entrance hall to first floor landing, single glazed window to side aspect, loft access, airing cupboard, doors to all bedrooms and bathroom;

### Bedroom One

Single glazed windows to front and side aspect, radiator.

### Bedroom Two

Single glazed window to rear and side aspect, fitted wardrobes, radiator.

### Bedroom Three

Single glazed window to front aspect, fitted wardrobes, radiator.

### Bathroom

Single glazed window to rear aspect, suite comprising bath with mixer taps, and shower attachment over, low level wc, pedestal sink, radiator.

### External

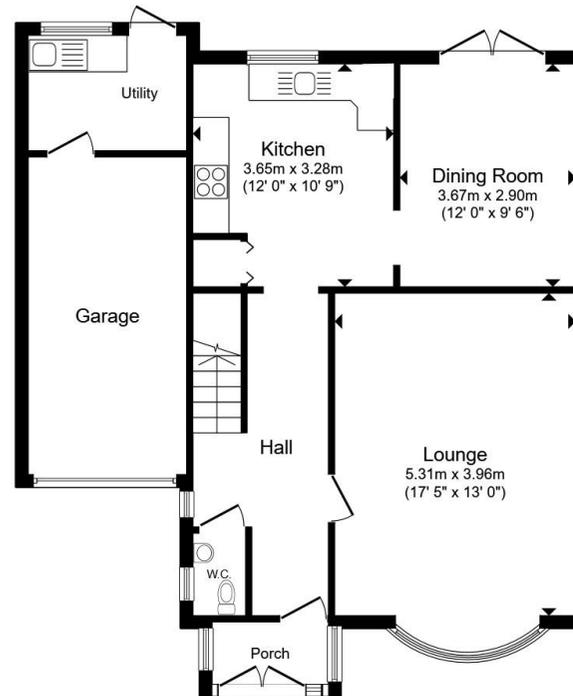
The property is approached via a driveway providing parking and access to the garage. To the rear there is a large garden that leads to the rear and side.

### Agents Note

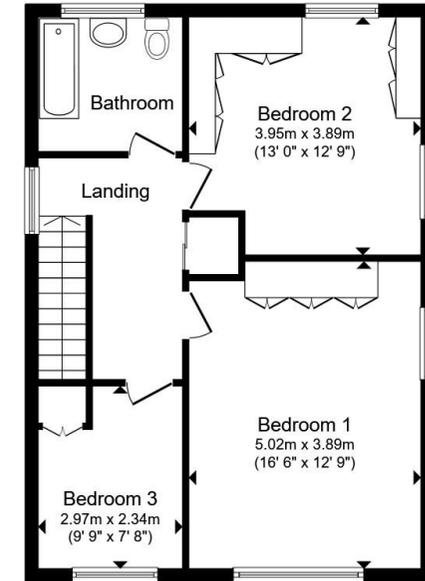
The term of the lease is 99 years from 01/04/1968, which means there are currently 58 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.

### Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



Ground Floor



First Floor

Total floor area 138.3 m<sup>2</sup> (1,488 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](http://www.propertybox.io)



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welcome to

## Penryn Close, Norwich

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- THREE DOUBLE BEDROOMS
- REQUIRES MODERNISATION
- POPULAR LOCATION CLOSE TO THE UEA

Tenure: Leasehold EPC Rating: E

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Apr 1968. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £325,000

### directions to this property:

Proceed out of Norwich via the Earlham Road. At the ring road roundabout take your second exit onto the continuation of Earlham Road. At the Fiveways roundabout take your first exit onto Bluebell Road and then left again into Salter Avenue before taking a right hand turn into Penryn Close where the property will be located in the cul de sac on your right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106957 - 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.



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