



Russet Grove, NORWICH, NR4 7NQ

welcome to

Russet Grove, NORWICH

Spacious three-bedroom upper-floor flat in the sought-after NR4 area, offering three double bedrooms, a generous lounge and modern kitchen, ideally located for the UEA, NNUH and local amenities.

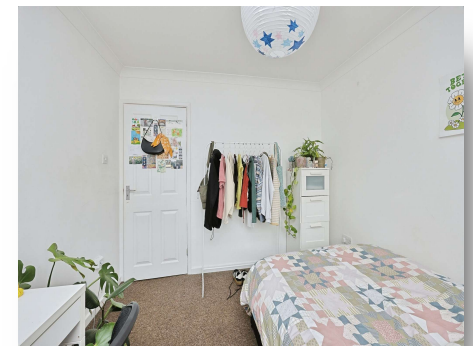


We are pleased to present this spacious three-bedroom upper-floor flat, ideally situated in the highly sought-after NR4 area, within easy reach of the University of East Anglia and Norfolk and Norwich University Hospital. The property is well placed for local shops, supermarkets and frequent bus services, while also enjoying access to nearby green spaces including Earlham Park.

The accommodation welcomes you with an entrance hallway leading to a modern fitted kitchen, offering space for appliances and the added benefit of a useful storage cupboard. There is a generously sized lounge, providing a comfortable space to relax and entertain, alongside three well-proportioned double bedrooms and a three-piece family bathroom with a shower over the bath.

Offering spacious and practical accommodation in a convenient and popular location, this property is well worth viewing to fully appreciate all it has to offer.

Viewing is highly recommended.



view this property online williamhbrown.co.uk/Property/UNR107096



welcome to

Russet Grove, NORWICH

- Three Double Bedrooms
- Spacious Upper-Floor Flat
- Generous Lounge
- Modern Fitted Kitchen
- Three-Piece Family Bathroom

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.

guide price

£185,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/UNR107096



Property Ref:
UNR107096 - 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.



william h brown



01603 667077



Unthankroad@williamhbrown.co.uk



161 Unthank Road, Norwich, Norfolk, NR2 2PG



williamhbrown.co.uk