



Plot 33 Rectory Road, Coltishall Norwich NR12 7HP

welcome to

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The Upton - A stylish and contemporary 2 Bedroom Semi-Detached SHARED EQUITY home. Boasting a high specification with fully integrated modern Kitchen, Solar PV and Off-Road Parking!



The Upton is a stylish & contemporary 2 Bedroom semi-detached house.

Upon entering this home, you find an inviting entrance Hallway with a generous downstairs cloakroom immediately to one side, with a stairway further along. To the other side, a doorway leads into a fully integrated Kitchen / Dining Area with a window overlooking the front aspect. To the rear is a spacious Living Area, with a convenient storage cupboard and external door leading onto a patio and privately enclosed Rear Garden.

Heading upstairs you'll find a further integrated storage cupboard, Family Bathroom and two double Bedrooms, including an impressive Master Bedroom complete with fitted wardrobe.

This home comes complete with a thoughtfully landscaped Front Garden and Driveway, for off-road parking.

The Development

The Developer

Location

Kitchen / Dining

13' 5" x 9' 2" (4.09m x 2.79m)

Living Room

17' x 10' 8" (5.18m x 3.25m)

Bedroom One

12' 4" x 12' 7" (3.76m x 3.84m)

Bedroom Two

11' 9" x 9' 5" (3.58m x 2.87m)

Specifications

Specifications 2

Specifications 3

Agents Notes



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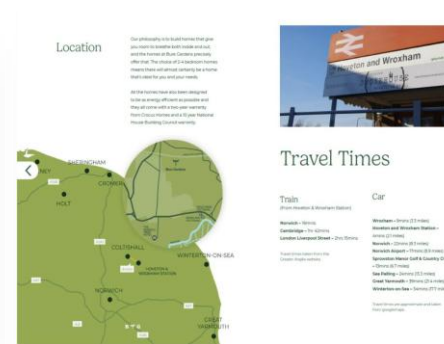
- Available to buy as a SHARED EQUITY PURCHASE at 75% of the open market value!
- BRAND NEW two bedroom Semi-Detached Home
- Fully integrated modern Kitchen with Quartz worktops
- Fibre Broadband connectivity, Solar PV & Electric Vehicle Charging as standard
- Exceptional standards of quality, finish & design

Tenure: Leasehold EPC Rating: Exempt

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.



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR144385 - 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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