



Thurling Loke, Norwich, NR7 9QQ

welcome to

Thurling Loke, Norwich

****CHAIN FREE**** A three bedroom mid terrace house offering ample living accommodation which has been renovated to a high standard throughout, now only requiring new flooring to complete the renovation. Early viewings are highly recommended.



Description

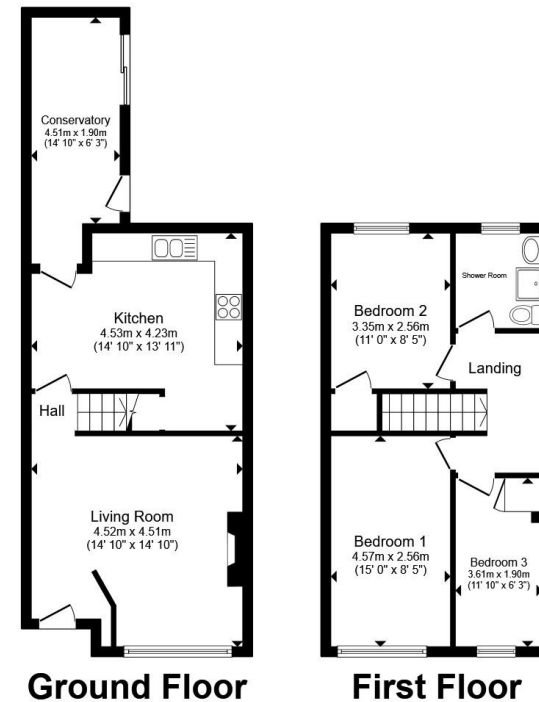
Sitting in a quiet and desirable location, this three bedroom mid terrace house has recently undergone significant renovations including new kitchen, new shower room and modernisation throughout. The property now only requires flooring to be laid to complete the renovations. Internally the property offers a welcoming entrance, well sized lounge area, fully fitted kitchen and further reception room to the ground floor. The first floor offers three bedrooms and a shower room. Externally the property boasts a low maintenance rear garden with gated access to the rear.

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 time frames involved.

Agents 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.



Total floor area 87.8 m² (945 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


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h brown



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welcome to

Thurling Loke, Norwich

- Renovated through out
- Generous living accommodation
- Close to a variety of amenities
- 3 bedrooms
- 2 reception rooms
- Low maintenance garden

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR144817 - 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.



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