



Links Avenue, Norwich NR6 5PQ

welcome to

Links Avenue, Norwich

Fantastic opportunity to put your own stamp on this three-bedroom semi-detached home in Hellesdon, boasting generous living space, driveway parking, carport, garage and an enclosed rear garden.



Lounge

Carpet flooring, Double glazed window to the front aspect, Radiator

Dining Room

Carpet flooring, Double glazed door to the study, Radiator

Kitchen

Vinyl flooring, Double glazed window to the rear aspect, Radiator, Range of wall-mounted units, Complimentary rolled edge worksurfaces, Inset eye-level double oven, Inset ceramic hob, Space for washing machine, Wood panelled walls

Utility Room/Study

Carpet flooring, Double glazed sliding door to the rear aspect, Storage cupboard, Rolled-edge worksurface

Bedroom One

Carpet flooring, Double glazed window to the front aspect, Radiator, Built-in wardrobe

Bedroom Two

Carpet flooring, Radiator, Double glazed window to the rear aspect, Built-in storage cupboards

Bedroom Three

Carpet flooring, Radiator, Double glazed window to the front aspect, Built-in storage cupboards

Bathroom

Frosted double glazed window to the rear aspect, Pedestal handwash basin, Panelled bath with shower overhead

Toilet

Frosted double glazed window to the side aspect, Low-level WC

Garage**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

Agents Note

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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welcome to

Links Avenue, Norwich

- Three-Bedroom Semi-Detached Home
- Fantastic Potential to Modernise & Improve
- Driveway Parking & Carport
- Garage
- Generous Enclosed Rear Garden

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C



Total floor area 88.7 m² (954 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 areas, spaces 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. Powered by www.propertybox.co.uk



offers in excess of
£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEL103724 - 0004

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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