



Uplands Court Upton Road, Norwich NR4 7PH

welcome to

Uplands Court Upton Road, Norwich

Offered to the market with no onward chain, this impeccably presented home offers fluid and versatile accommodation benefiting from allocated parking and enclosed gardens.



Entrance

Double glazed door to side aspect, built in cupboard, electric panel radiator, door to lounge.

Lounge

Double glazed window to front aspect, LVT flooring, radiator, doors to inner hallway and kitchen.

Kitchen

Double glazed window to rear aspect, modern fitted kitchen comprising a range of wall and base units, work surfaces over, inset stainless steel one and a half bowl sink and drainer with mixer tap, tiled splash back, induction hob, electric oven, extractor hood over, integrated fridge / freezer, plumbing and space for washing machine, gas fired central heating boiler, LVT flooring, radiator.

Bedroom One

Double glazed window to front aspect, freestanding wardrobe, radiator.

Bedroom Two

Double glazed door to rear aspect leading to garden, radiator.

Bedroom Three

Double glazed window to rear aspect, built in wardrobe, radiator.

Bathroom

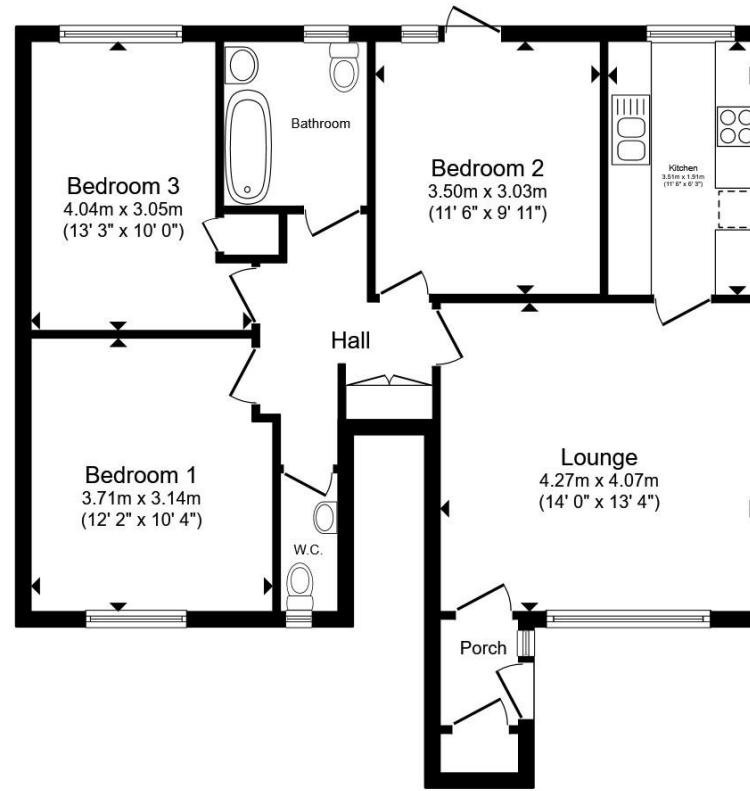
Double glazed window to rear aspect, modern suite comprising panelled bath, shower attachment and rainfall shower, glass shower screen, low level wc, vanity sink unit, part tiled walls, extractor fan, chrome heated towel rail.

W.C

Double glazed window to front aspect, suite comprising low level wc, wash hand basin, LVT flooring.

External

The property is approached via open plan gardens with a pathway leading to the front door. To the rear of the property is an enclosed garden with access from bedroom three which in turn could be used as a reception room providing direct access to the garden. There are two allocated parking spaces whilst the development also offers visitor parking.



Floor Plan

Total floor area 78.0 m² (840 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



welcome to

Uplands Court Upton Road, Norwich

- GUIDE PRICE £230,000-£240,000
- GROUND FLOOR APARTMENT
- THREE BEDROOMS
- RECENTLY RENOVATED WITH MODERN FITTED KITCHEN AND BATHROOM SUITES
- PEACEFUL LOCATION SITUATED BETWEEN UNTHANK ROAD AND NEWMARKET ROAD

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 885.36

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

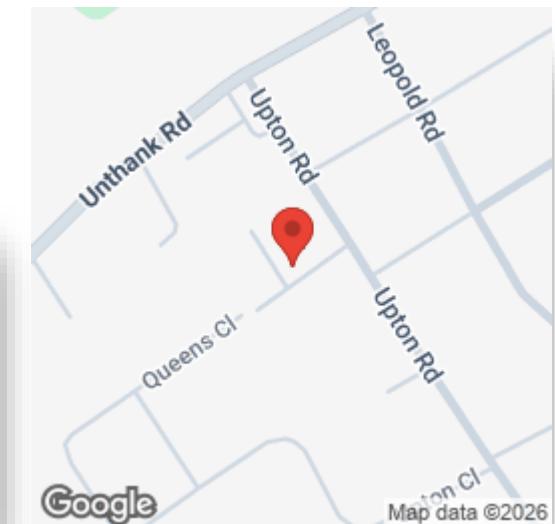
£230,000



view this property online williamhbrown.co.uk/Property/UNR106625

directions to this property:

Proceed out of Norwich via the Unthank Road proceeding over the ring road traffic lights of Colman Road and Mile End Road. Take the second left hand turn into Upton Road and then right into Uplands Court where the property will be located.



Please note the marker reflects the postcode not the actual property



Property Ref:
UNR106625 - 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



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