

North Park Avenue, Norwich, NR4 7ED

william h brown

welcome to

North Park Avenue, Norwich

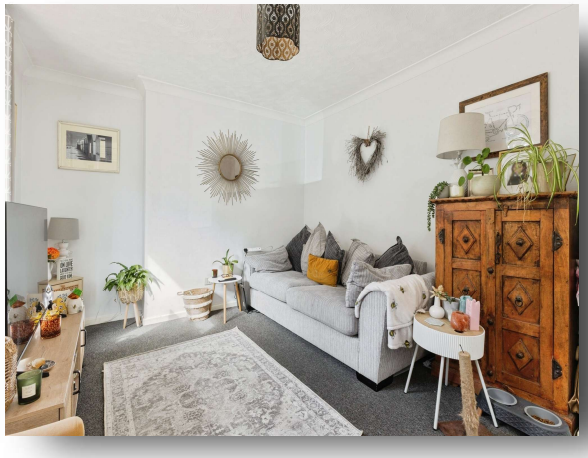
Well-presented two-bedroom ground floor flat offering off-street parking, private front and rear gardens, and spacious accommodation throughout. Ideally suited to first-time buyers, downsizers, or investors, with convenient access to local amenities and transport links.













Entrance Hall
Door to side aspect, under stairs storage area, meter cupboard, storage cupboard, radiator, doors to all rooms;

Living Room
Front aspect, UPVC windows, radiator

Kitchen
Rear aspect, UPVC windows, fitted kitchen comprising a range of wall and base units, work surfaces over, inset stainless steel sink and drainer.electric oven and hob. Under counter space for fridge, plumbing and space for washing machine.

Bedroom 1
UPVC window to front aspect, radiator.

Bedroom 2
UPVC windows to the rear aspect , radiator.

External
The property is approached via a pathway leading to the front door and offers an enclosed garden to the front, and driveway parking. To the rear there is a large private garden that is laid to lawn and has the advantage of a brick built storage shed

Wet Room
Shower, WC and basin rear aspect.

Agent 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.

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- Chain Free
- Off street Parking
- Front and rear garden
- Two bedrooms
- Close to UEA

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 260.00
Ground Rent: 10.00

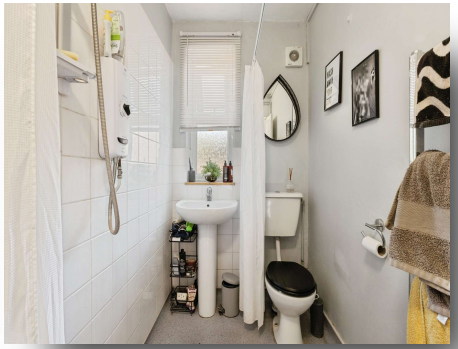
This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Feb 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£165,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/UNR104761

The Property Ombudsman

Property Ref:
UNR104761 - 0008

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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