



**Peckover Road, Norwich NR4 7BL**

**welcome to**

**Peckover Road, Norwich**

\*\*\*SOLD WITH TENANTS IN SITU £1100 PCM 7.3% ROI\*\*\* William H Brown are pleased to offer to the market this EXCEPTIONALLY well presented home with PRIVATE REAR GARDEN being offered with NO ONWARD CHAIN!!



## Entrance Hall

Door to front aspect, double glazed window to rear aspect, radiator, stairs to first floor.

## Landing

doors to all rooms, utility cupboard housing meters and fuse board, airing cupboard, radiator.

## Lounge

15' narrowing to 13' 8" x 10' 8" ( 4.57m narrowing to 4.17m x 3.25m )

Double glazed window to front and side aspect, electric fire, radiator.

## Kitchen

8' 3" x 7' ( 2.51m x 2.13m )

Double glazed window to rear aspect, modern fitted kitchen with a range of wall and base units, roll top work surfaces, inset ceramic sink and drainer with mixer tap, tiled splash back, electric oven and hob with stainless steel splash back, stainless steel cooker hood, space for fridge freezer, plumbing and space for washing machine, gas fired central heating boiler.

## Bedroom One

10' 9" Max x 10' 1" ( 3.28m Max x 3.07m )

Double glazed window to rear aspect, radiator.

## Bedroom Two

9' 7" x 12' 5" ( 2.92m x 3.78m )

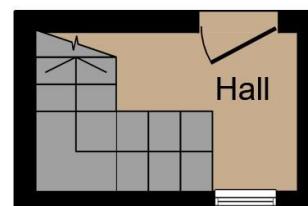
Double glazed window to front aspect, built in wardrobe, radiator.

## Shower Room

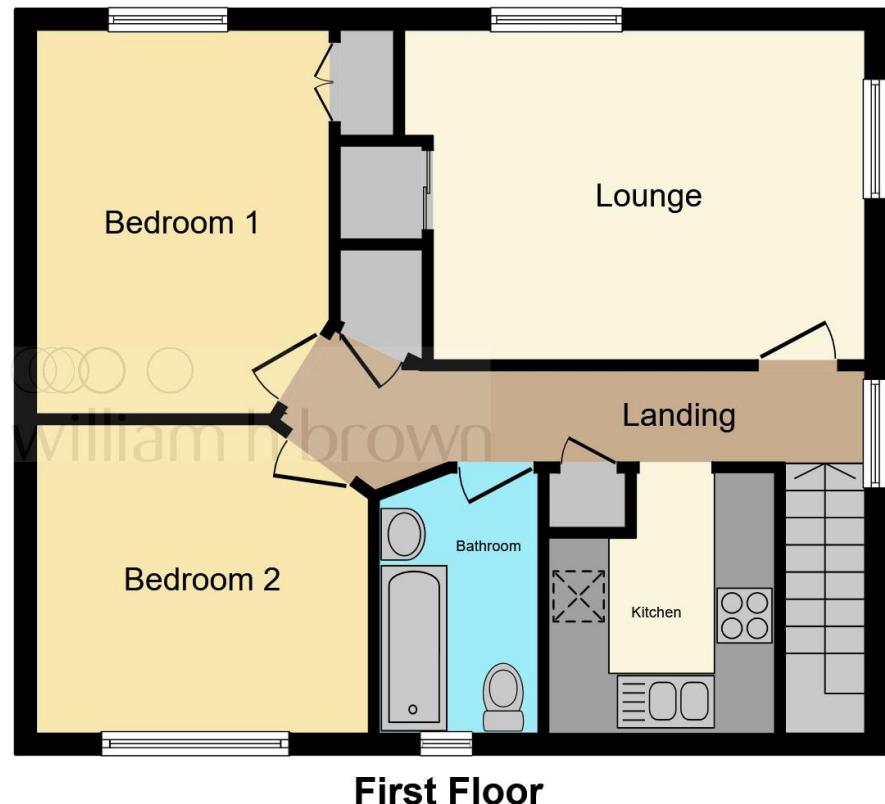
Double glazed window to rear aspect, suite comprising bath with mixer taps and shower over, low level wc, pedestal sink, fully tiled walls, extractor fan, chrome heated towel rail.

## Outside

The property is approached via a pathway leading to the front door. The passageway leads to a brick built shed and private garden with ornamental foliage and a mix of Mediterranean planting. The property offers on street parking to the front.



Ground Floor



First Floor

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.focalagent.com](http://www.focalagent.com)



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welcome to

## Peckover Road, Norwich

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- POPULAR NR4 LOCATION CLOSE TO EATON PARK AND UEA
- ON STREET PARKING
- PRIVATE REAR GARDEN

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 220.00

Ground Rent: 20.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Nov 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£180,000**



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### directions to this property:

From the William H Brown Unthank Road office proceed out of Norwich along the Unthank Road and at the ring road traffic lights take a right-hand turning onto Colman Road. At the traffic lights take a left onto South Park Avenue following the road along taking a left into Pettus Road and then right into Peckover Road where the property will be located on your right hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:  
UNR106469 - 0005

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.



**01603 667077**



Unthankroad@williamhbrown.co.uk



161 Unthank Road, Norwich, Norfolk, NR2 2PG



**williamhbrown.co.uk**