



Briar Court Guardian Road, Norwich NR5 8PR

welcome to

Briar Court Guardian Road, Norwich

IDEAL FIRST TIME PURCHASE OR INVESTMENT BUY Highly requested west city location within close proximity for the University of East Anglia and Norfolk and Norwich hospital.



Communal Entrance

Door to front aspect, communal entrance with access to the property.

Entrance Hall

Door from communal hallway, built in storage cupboard, airing cupboard housing pressurised water heater, electric radiator, doors to all rooms;

Lounge / Dining Room

Double glazed bay window to rear aspect, wood paneling, electric radiator.

Kitchen

Double glazed window to rear aspect, fitted kitchen with a range of wall and base units, work surfaces over, inset stainless steel sink and drainer, tiled splash back, fitted ceramic hob and electric oven, space for fridge freezer, extractor fan, recessed down lighting.

Bedroom One

Double glazed window to front aspect, electric radiator.

Bedroom Two

Double glazed window to front aspect, electric radiator.

Shower Room

Suite comprising shower cubicle with mains fed shower, low level, vanity sink unit, part tiled walls, tiled floor, extractor fan.

Outside

The property offers a garden to the rear of the property whilst there are advantages of communal gardens and parking.



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



view this property online williamhbrown.co.uk/Property/UNR106494



welcome to

Briar Court Guardian Road, Norwich

- GROUND FLOOR FLAT
- TWO BEDROOMS
- DOUBLE GLAZING
- NEW ELECTRIC CENTRAL HEATING SYSTEM INSTALLED THROUGHOUT
- COMMUNAL GARDENS AND PARKING

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Dec 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£150,000



view this property online williamhbrown.co.uk/Property/UNR106494

directions to this property:

Proceed out of Norwich via the Dereham Road taking a left hand turn onto Guardian Road where Briar Court will then be located on your right hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:
UNR106494 - 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



01603 667077



Unthankroad@williamhbrown.co.uk



161 Unthank Road, Norwich, Norfolk, NR2 2PG



williamhbrown.co.uk