



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



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106494 - 0002

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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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