



Lilburne Avenue, Norwich, NR3 3NY

welcome to

Lilburne Avenue, Norwich

A well-presented one-bedroom ground floor apartment, perfectly positioned overlooking communal greenspace. Offering a generous lounge with direct garden access, a private entrance, and a substantial 65ft rear garden, this property is conveniently located close to local amenities.



Description

Occupying a desirable ground floor position and fronting onto a delightful, leafy communal greenspace, this well-proportioned one-bedroom apartment offers comfortable and convenient living within easy reach of Norwich city centre.

Accessed independently via a private entrance with pedestrian approaches from both Woodcock Road and Lilburne Avenue, the property welcomes you into a practical layout. The accommodation begins with a functional kitchen, well-equipped for daily needs, which flows naturally into the heart of the home: a generous lounge. This light and airy reception room provides plenty of space for both relaxing and dining, and notably benefits from direct access out to the rear garden, seamlessly blending indoor and outdoor living.

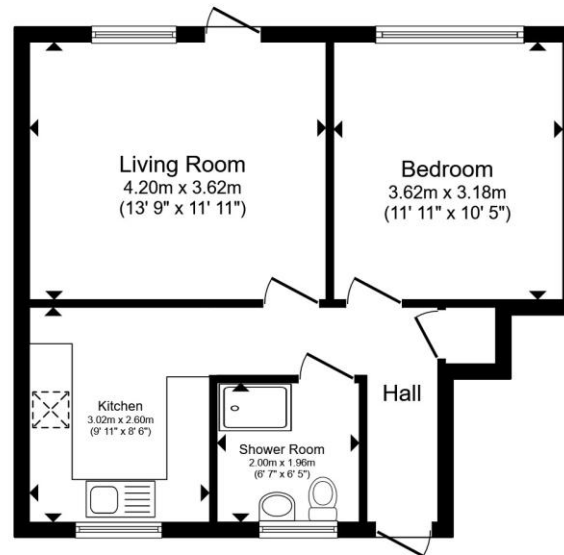
The property further comprises a comfortable double bedroom and a neatly appointed shower room, completing the internal accommodation.

To the front, the property enjoys a pleasant open outlook over the well-maintained communal green space, with a pathway leading directly to the private front door.

To the rear, the apartment boasts a particularly impressive and generous private garden. The property has an expansive outdoor space features a paved patio area immediately abutting the property, ideal for outdoor seating and al fresco dining which leads down to a large expanse of lawn, offering endless potential for keen gardeners or a tranquil retreat.

Agent's 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.



Total floor area 45.7 m² (492 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


william
h brown



view this property online williamhbrown.co.uk/Property/NOR144778



welcome to

Lilburne Avenue, Norwich

- Investors Only
- Easily accessible on foot from either Woodcock Road or Lilburne Avenue via a quiet pedestrian pathway.
- Situated close to local amenities, convenient road links, and within easy reach of Norwich city centre.
- Enjoys a pleasant open aspect to the front, directly overlooking a well-maintained communal greenspace.
- A spacious living area featuring direct access out to the rear garden, perfect for relaxing or entertaining.
- A comfortable and well-proportioned double bedroom offering a tranquil retreat.

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1618.56

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£130,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR144778



Property Ref:
NOR144778 - 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 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.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk