



12 The Walnuts

Branksome Road, Norwich, NR4 6SR

BROWN & CO



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£325,000 for the Leasehold



DESCRIPTION

No. 12 The Walnuts is a wonderful well-presented three-bedroom mid terraced townhouse. Positioned in a very desirable area located just off Branksome road. Constructed of tile hung elevations under a concrete tiled roof.

The accommodation consists of entrance hall, spacious dual aspect living/dining area, with study space, fitted kitchen and downstairs toilet. To the first floor the property boasts two double bedrooms and one single bedroom, all bedrooms contain built in wardrobes. Off the landing is an airing cupboard and spacious family bathroom with wash basin vanity unit, bath with shower over and WC.

To the rear of the property is a lovely manageable courtyard style garden, with rear gate for access to the en bloc style garage. The property stands within communal shared gardens with mature trees and foliage, maintained at a service charge of approx. £330 per annum and £5 ground rent per annum.

Services - mains water, electricity, gas and drainage. Gas central heating.

Tenure: Leasehold, for a term of 999 years from 1967 – there are therefore 943 years left.

The Walnuts roadway and paths are made up and adopted by the Local Authority.

LOCATION

The Walnuts is located off the popular Branksome Road, within easy reach of excellent amenities in the suburb of Eaton. The Walnuts is within easy reach of Eaton golf club, great pubs and a good choice of schools. Public transport is available to and from the city centre via Newmarket Road.

DIRECTIONS

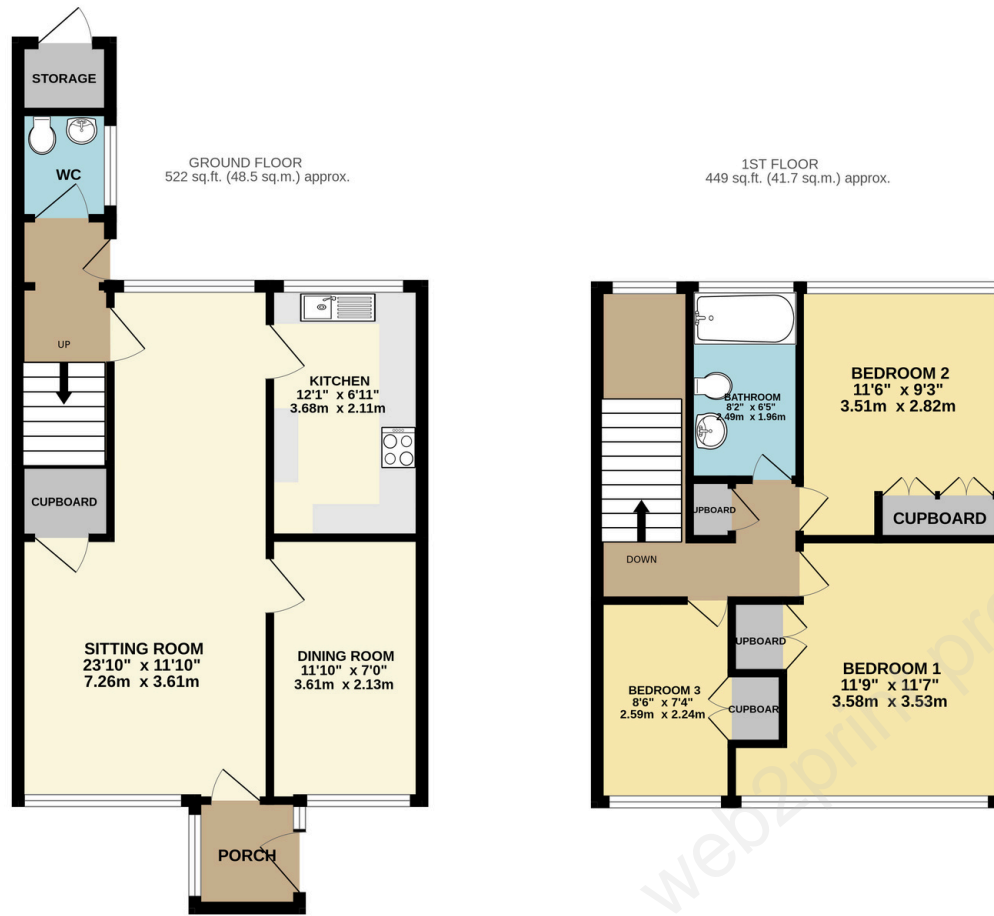
Leaving Norwich go down Newmarket Road, proceed over the roundabout taking the second exit. Continue down Newmarket Road for approx. 1 minute, turning left onto Branksome road. Follow the road down before turning left onto The Walnuts.

AGENT'S NOTES:

- (1) The seller is an employee of Brown & Co.
- (2) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (3) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

[EPC to go here](#)



TOTAL FLOOR AREA: 971 sq.ft. (90.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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