



Gillion Close, Rackheath Norwich NR13 6UL

welcome to

Gillion Close, Rackheath Norwich

****45% SHARED OWNERSHIP**** A two bedroom semi detached property in a sought after development in Rackheath, bordering Sprowston. The property is immaculately presented through out and is perfect for first time buyers.



William H Brown Norwich are delighted to present to the market this 2 bedroom semi detached property offered via a 45% SHARED OWNERSHIP. Internally the property boasts a hall entrance, open plan living accommodation and cloakroom to the ground floor with two double bedrooms and a family bathroom to the first floor. This property is immaculately presented through out and is perfect for first time buyers. Please contact the office at your earliest convenience if you are interested in scheduling a viewing.



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welcome to

Gillion Close, Rackheath Norwich

- ****45% SHARED OWNERSHIP****
- Open plan living
- Perfect for first time buyers
- Immaculately presented throughout
- 2 bedroom semi detached home

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£117,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR144469 - 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.



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