



Ingram Court, NORWICH NR1 2PY

welcome to

Ingram Court, NORWICH

A spacious two-bedroom flat in the popular NR1 area offering excellent renovation potential. Featuring two generous double bedrooms, a bright living area with attractive views over communal gardens and open green space, this property is ideal for buyers looking to modernise and add value.



William H Brown are excited to market this spacious two-bedroom flat, ideally situated in the popular NR1 area. Offering fantastic potential throughout, this property is perfect for first-time buyers, investors, or anyone looking to create a home tailored to their own taste.

The accommodation comprises a generous living room with pleasant views overlooking open grassed areas and well-maintained communal gardens, creating a peaceful outlook rarely found in similar properties. The kitchen provides ample space and presents an excellent opportunity for modernisation.

There are two well-proportioned double bedrooms, both offering comfortable accommodation, along with a family bathroom and additional storage.

While the property would benefit from renovation and updating throughout, it represents an exciting opportunity to add value and personalise the space. The attractive outlook, generous room sizes, and desirable location make this a property with significant potential.

Conveniently located within easy reach of Norwich city centre, local amenities, transport links, schools, and riverside attractions, the property combines a sought-after location with the chance to create a wonderful home or investment.

Early viewing is highly recommended to fully appreciate the potential on offer.



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- Guide Price £130,000 - £140,000
- Fantastic renovation opportunity
- Attractive views over communal gardens and open green space
- Spacious living room
- Excellent potential to add value

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 900.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Nov 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR144617 - 0003

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.

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