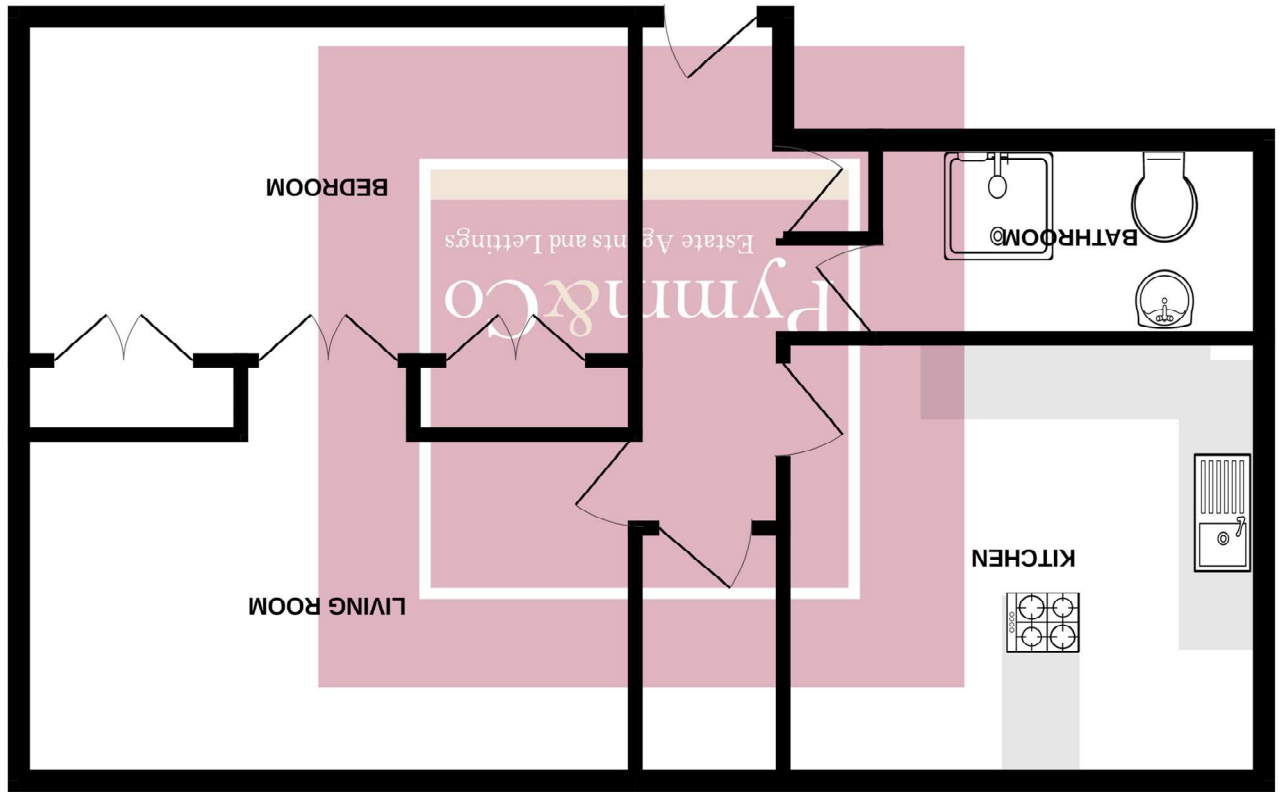


This floor plan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Made with Metropix ©2024



GROUND FLOOR



Pymm & Co
 Estate Agents and Lettings

This spacious first floor period apartment is tucked away in a private location just off Thorpe Road, East of the City centre of Norwich, offering a serene yet convenient living environment. The accommodation begins with a communal entrance hall that leads to a first floor communal landing. From there, you enter the apartment's private hallway, which guides you to a well appointed kitchen/breakfast room. The shower room is thoughtfully designed, providing modern conveniences.

The lounge is a standout feature of the apartment, boasting a charming cast iron fireplace that adds a touch of character and warmth to the space along with sash window with wonderful views, the adjoining double bedroom offers a comfortable retreat, continuing the theme of period charm with features such as moulded coving and another sash window with stunning views and high ceilings that enhance the sense of space and light throughout the property. The apartment benefits from gas central heating, ensuring comfort throughout the year.

Outside, residents can enjoy communal lawned gardens, providing a peaceful outdoor space for relaxation. There is also off road parking available at the front of the property on a first come, first served basis. This great home is offered with No Onward Chain, making it an attractive option for first time buyers or as a Buy-to-Let investment that combines period charm with modern amenities in a prime location, making it a unique and desirable opportunity, we have the keys so please call to arrange a viewing.

£175,000

* Your home may be repossessed if you do not keep up the repayments on your mortgage.

FCA No 521208

Broadland Consultants Limited is an Appointed Representative of Sanlam Partnerships Limited which is authorised and regulated by the Financial Conduct Authority.

Our expert mortgage advisors are able to guide you through the whole mortgage process, to help you select and arrange the right product for you. Let us also make your life easier, by arranging the selected mortgage on your behalf. This includes First Time Buyer, Home Mover, Re-mortgage and Buy to Let services.

Independent Mortgage & Financial Advice.

Looking for a mortgage?

BROADLAND CONSULTANTS LIMITED





Property details

Communal front door to entrance hall with stairs to first floor landing. Door to:

Entrance Hall

Doors to lounge, kitchen/breakfast room, shower room, walk in storage cupboard.

Lounge

16'3" (4.95m) x 10'5" (3.18m)

Sash window to front with stunning views feature cast iron fireplace, moulded coving, double doors to bedroom.



Kitchen/Breakfast Room

12'11" (3.94m) x 10'7" (3.23m)

Sash window to rear, range of wall and base units with granite worktops over, inset double sink with mixer taps over, 6 ring Smeg gas hob and two Bosch ovens, space for fridge and freezer, washing machine and dishwasher, gas boiler serving domestic hot water and central heating, moulded coving.

Bedroom

16'3" (4.95m) x 10'4" (3.15m)

10'4 Sash window to front with stunning views, two sets of built in double wardrobes, moulded coving.



Shower Room

Sash window to rear, double shower cubicle, low level WC, glass hand wash basin, tiled splashbacks, extractor fan.

Outside

Communal gardens that are mainly lawned with mature shrubs, off road parking on a first come, first served basis, to the front.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	82
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

Lettings & Property Management

Are you looking at this property as a buy to let investment?

If you would like any help regarding the letting and management of this or any other property, our lettings department are always happy to help.

Please call 01603 305805

Call 01603 305805 | www.pymand.co.uk