



## Shorncliffe Avenue, Norwich

Offers In Excess Of £120,000 Leasehold

Energy Efficiency Rating : D

- ✓ No Chain or Tenant in Situ
- ✓ Ground Floor Flat
- ✓ Open Plan Layout
- ✓ Kitchen with Space for Appliances
- ✓ Sitting Room
- ✓ Double Bedroom with Wardrobes
- ✓ On Road Parking
- ✓ Garden

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116







NO CHAIN or WITH TENANT IN SITU! Located NORTH of NORWICH, this GROUND FLOOR FLAT is ideally situated close to AMENITIES and MAJOR ROAD LINKS. With an OPEN PLAN LAYOUT, the property offers uPVC double glazing and gas fired CENTRAL HEATING. Accessed via a communal entrance, the accommodation offers an ENTRANCE HALL with STORAGE CUPBOARDS, family bathroom with SHOWER over the bath, MODERN KITCHEN with space for appliances, OPEN PLAN SITTING ROOM with storage shelving, and DOUBLE BEDROOM with BUILT-IN WARDROBE. To the rear, a GARDEN with POTENTIAL can be found.

#### LOCATION

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes at the end of the cul-de-sac, a wealth of local amenities can be found on the doorstep including local schooling, shops, pubs and doctors surgery. Of course, the City itself offers a vast array of shops and services, with rail links from the Train Station.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR3 2HR), but to help you...Leave Norwich heading North along Duke Street. At the roundabout continue straight over onto Pitt Street, which becomes St Augustine's Street. At the traffic lights continue straight, bearing right onto

Aylsham Road. Continue along, turning left onto Junction Road, and right onto Shorncliffe Avenue, where the property can be found on the right-hand side.

#### AGENTS NOTE

Lease Length : 106 Years

Ground Rent : £10 PA

Service Charge : Approx. £130 PA.

The property is approached via a lawned frontage with hard standing footpath leading to the main communal entrance. Once inside the hall access leads to the rear garden and main property.

uPVC obscure double glazed entrance door to:

#### ENTRANCE HALL

Wood effect flooring, radiator, cupboard housing electric fuse box, built-in cloaks storage cupboard, smooth ceiling, doors to:

#### FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with electric shower, tiled splash backs, tiled effect flooring, radiator, uPVC obscure double glazed window to rear, extractor fan, smooth ceiling.

## KITCHEN

11' 2" x 9' 8" Max (3.4m x 2.95m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for electric cooker, tiled flooring, space for fridge, freezer and washing machine, radiator, wall mounted gas fired central heating boiler, uPVC double glazed window to rear, USB charging sockets, smooth ceiling with recessed spot lighting, open plan to:

## SITTING ROOM

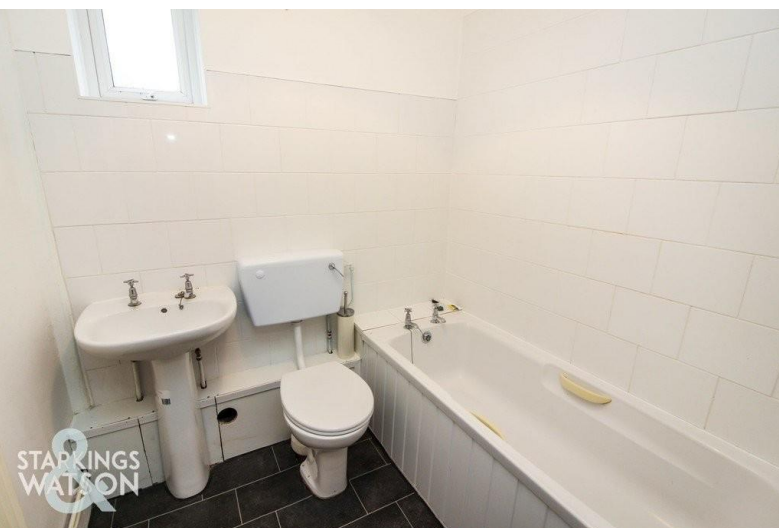
15' 3" x 9' 6" (4.65m x 2.9m) Wood effect flooring, radiator, uPVC double glazed windows to front x2, recessed storage shelving, smooth ceiling, door to:

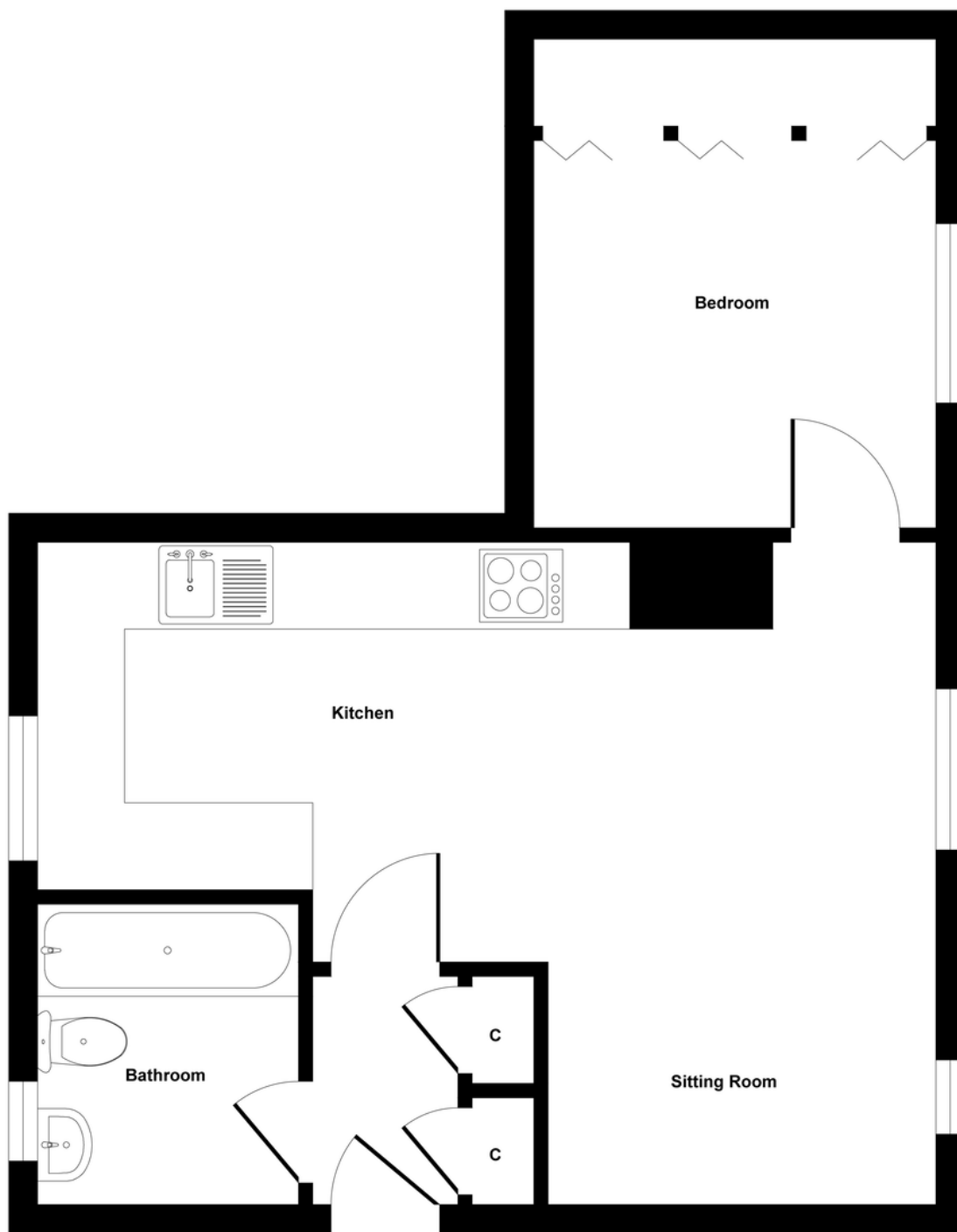
## DOUBLE BEDROOM

11' 3" x 9' 11" Max (3.43m x 3.02m) Wood effect flooring, radiator, uPVC double glazed window to front, built-in range of bedroom furniture, USB charging sockets, smooth ceiling.

## OUTSIDE

Leaving via the communal entrance a partly lawned garden can be found providing space which is ideal for further landscaping.





**STARKINGS  
& WATSON**

**Floor Plan**  
**Approximate Floor Area**  
**422 sq. ft**  
**Approx. Gross Internal Floor Area 422 sq. ft**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

**Centralised Hub:**

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