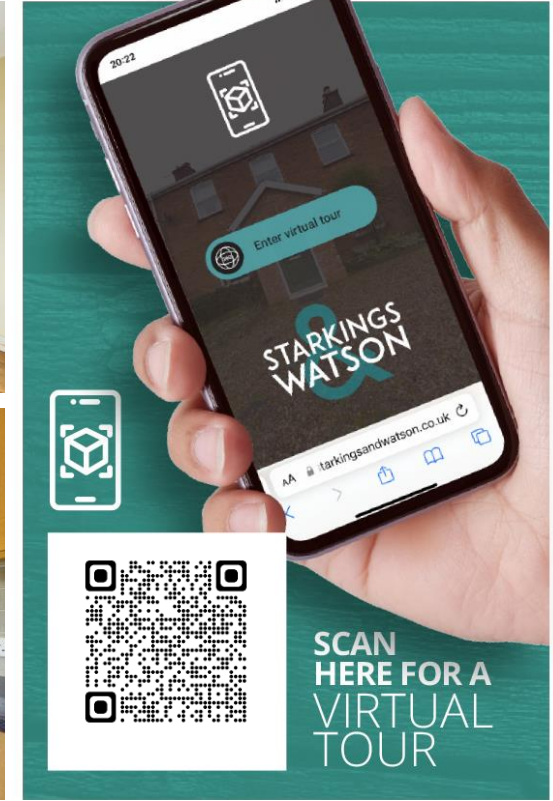


BARCLAY ROAD
Norwich NR7 9QP

Leasehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE
PROPERTY



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STARKINGS
&
WATSON

- No Chain!
- First Floor Flat
- Potential to Personalise & Improve
- 16' Sitting Room
- Modern Kitchen
- One Double Bedroom
- Family Bathroom with Shower
- Communal Garden & Brick Shed

IN SUMMARY

NO CHAIN and READY TO MOVE IN. This FIRST FLOOR FLAT benefits from LOW GROUND RENT and SERVICE CHARGES, with communal outside space and a BRICK SHED. Finished with uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING, the property offers a spacious and easy to maintain layout. The ENTRANCE HALL includes a handy storage cupboard, with a MODERN KITCHEN and space for appliances, 16' SITTING/DINING ROOM, family bathroom with shower and 13' DOUBLE BEDROOM including BUILT-IN WARDROBES. The property is READY for a NEW BUYER to put their own MARK on the PROPERTY!

SETTING THE SCENE

A communal entrance leads to the courtyard communal outside space and brick shed. Stairs rise to the first floor entrance.

THE GRAND TOUR

Heading inside, the hall entrance includes a large built-in storage cupboard which houses the wall mounted gas fired central heating boiler. Wood

effect flooring runs underfoot, with doors to all rooms. To your right, the kitchen can be found, with a range of wall and base level units, modern tiling, inset electric ceramic hob and built-in electric oven, along with space for general white goods. the sitting room is a good size, with wood effect flooring and a feature fireplace, along with a uPVC double glazed window to front. Adjacent is the double bedroom, ready for flooring, whilst two built-in cupboards offer storage. The family bathroom completes the property, with a shower over the bath and tiled splash backs - ready for some improvements.

THE GREAT OUTDOORS

A communal courtyard can be found, with a brick built shed offering storage.

OUT & ABOUT

The sought after Norwich suburb of Thorpe St Andrew offers a wide range of amenities nearby including local shops, public houses, doctors surgeries, supermarkets and schools. Thorpe St Andrew is only a short walk, car journey or bus ride into the City Centre and offers great access to the A47/A11 routes, and the new Postwick Hub.

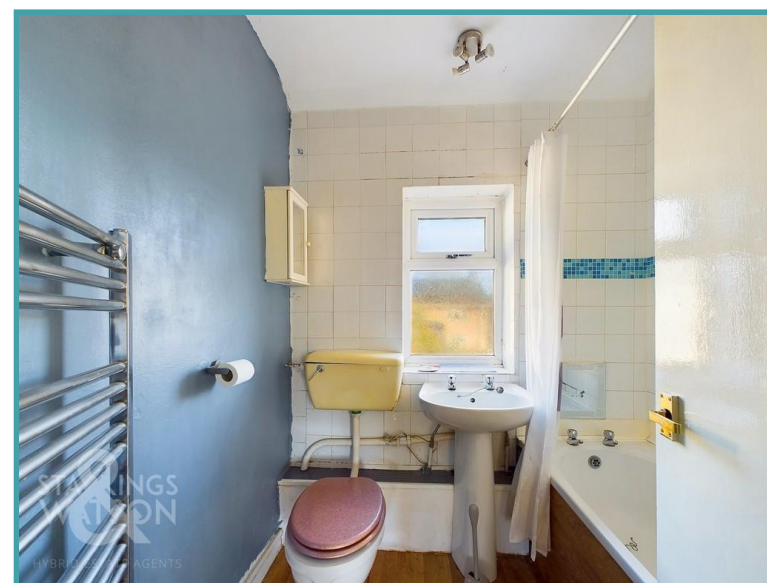
FIND US

Postcode : NR7 9QP

What3Words : ///anyone.lively.title

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



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



AGENTS NOTES

The property is offered on a leasehold basis, with approximately 102 years remaining. The ground rent is charged in the region of £10 PA, with low service charges typically between £200-£500 PA.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

Price:



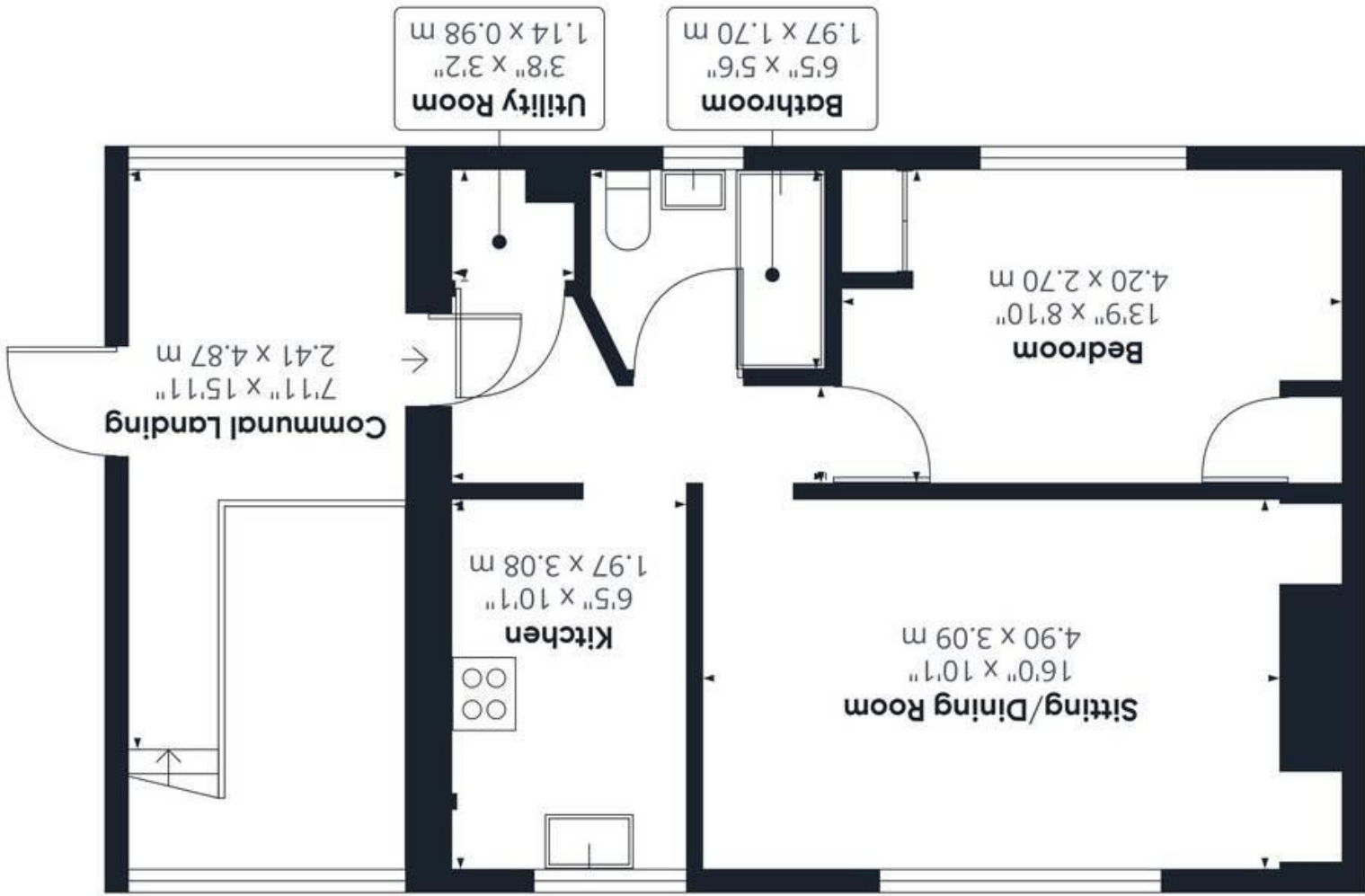
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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces



Approximate total area^m
445.15 ft²
41.36 m²