

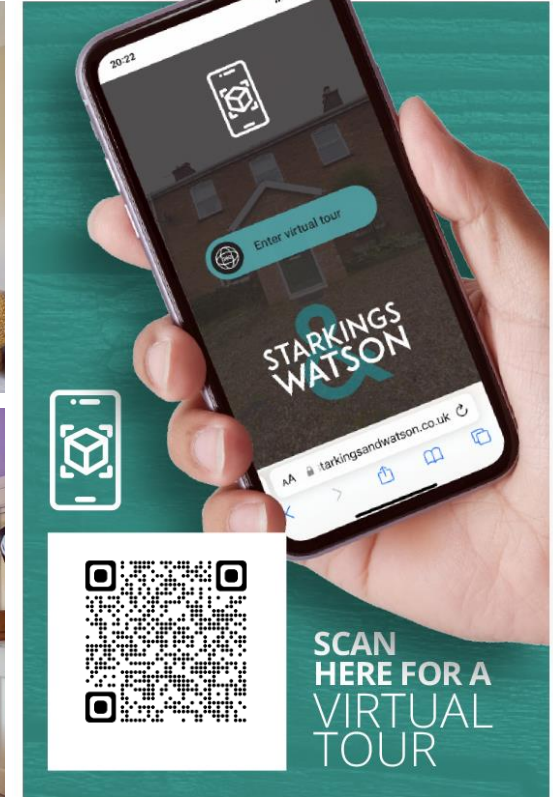
GLENMORE GARDENS

Norwich NR3 2RN

Leasehold | Energy Efficiency Rating : TBC

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

FOR SALE PROPERTY



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- First Floor Flat
- Perfect First Time Buy or Investment
- Kitchen Overlooking Rear Garden
- 15' Sitting Room
- Family Bathroom
- Two Bedrooms
- Private Enclosed Rear Garden
- Close To City Centre

IN SUMMARY

This first floor flat would make the ideal FIRST TIME PURCHASE or INVESTMENT property, whilst being within walking distance to all amenities and travel links. Stepping inside, the SPACIOUS and naturally WELL-LIT accommodation offers the choice of TWO BEDROOMS, a 15' SITTING ROOM as well as KITCHEN overlooking the rear garden, and a FAMILY BATHROOM. With just over 118 years remaining on the lease, this property offers a WELL MAINTAINED living space with the comfort of AMENITIES being NEARBY, plus the added benefit of its own PRIVATE GARDEN space.

SETTING THE SCENE

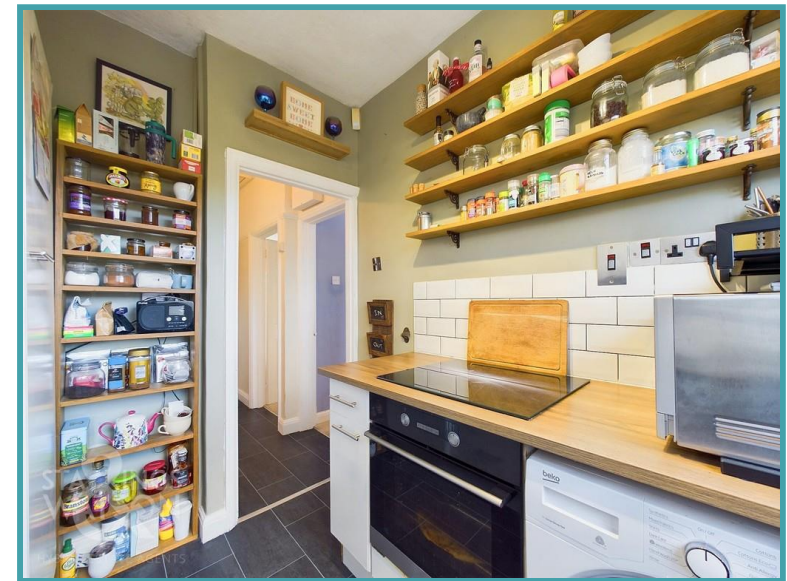
Heading down the tree lined street you will find the property neatly tucked behind a low level wall with an opening leading you passed the lawn fronted garden. Heading down the side of the property towards the rear you will find a set of concrete stairs leading to the first floor of the property.

THE GRAND TOUR

This inviting and well maintained first floor flat offers the perfect blend of space and functionality. As you step inside from the private stairway, you enter the centralised hallway leading to all parts of the accommodation. To the immediate left you will find the family bathroom space with well presented three piece suite including a low level ceramic wash basin, toilet, bath with shower head and radiator. Across the hall from here you will find the well appointed kitchen area with wood effect work surfaces, integrated electric hob with oven below and low tiled surround on both sides of the kitchen, plus plumbing for a washing machine and ample wall and base level storage. Sitting next door to this property is the principle bedroom with carpeted flooring, built-in storage wardrobes, radiator and uPVC double glazed window overlooking the rear garden. Towards the front of the property, next to the bathroom, is the second bedroom currently functioning as a home office also with carpeted flooring underfoot and a uPVC double glazed window overlooking the front of the property. Finally, the 15' sitting room offers ample space and size to figure out your ideal configuration of soft furnishings in a large and well-lit main room of the property.

THE GREAT OUTDOORS

As you head down the concrete stairs you will step into a narrow walk way leading you passed timber fencing on your left and a mature hedge to your right. Heading through the timber gate you will find yourself in a predominantly laid to lawn private



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garden space, well protected and shielded by tall hedge borders set in front of timber fences.

OUT & ABOUT

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 door step 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.

FIND US

Postcode : NR3 2RN

What3Words : ///tell.rivers.safe

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised the property is leasehold with the following costs applicable. Ground rent is charged at £250 PA, and the service charge in the region of £500 PA. The lease has approximately 118 years remaining.

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
449.39 ft²
41.75 m²

