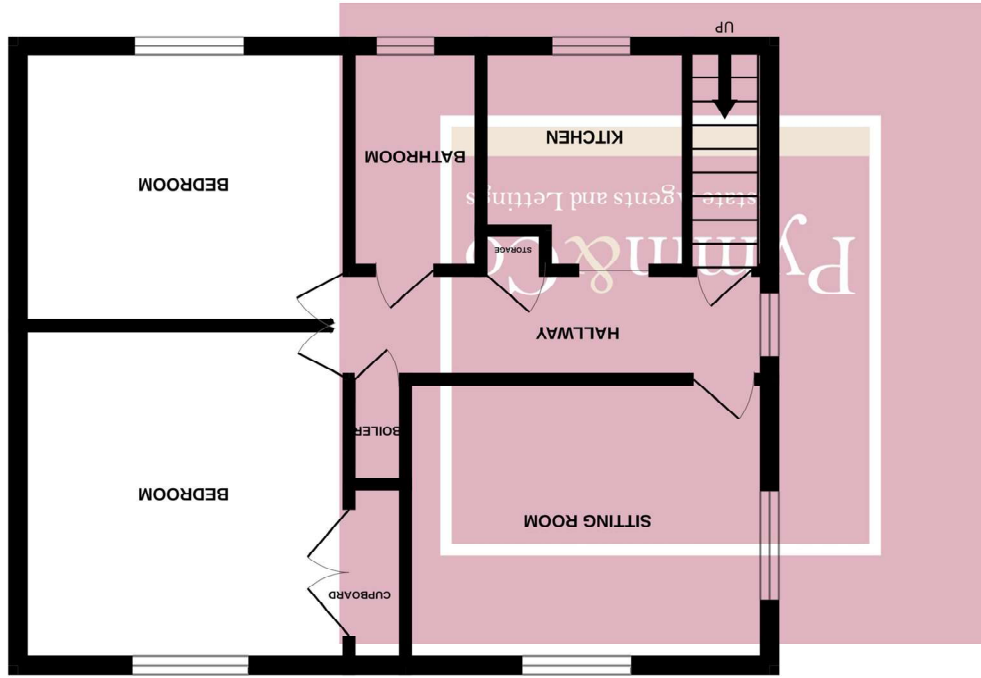
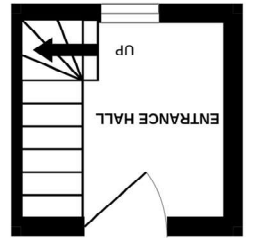


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FIRST FLOOR



GROUND FLOOR

* 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.

Looking for a mortgage?
 Independent Mortgage & Financial Advice.

BROADLAND CONSULTANTS LIMITED



This two bedroom first floor flat is ideally situated south of Norwich, just off North Park Avenue, making it an excellent investment opportunity or a perfect first time purchase. The property features well proportioned accommodation, including a private hallway and landing that lead to a spacious lounge/diner, creating a welcoming space for relaxation and entertaining. The kitchen is well appointed, providing ample storage and functionality. The flat also includes two generously sized double bedrooms, offering comfortable living spaces, and a bathroom.

The property benefits from central heating and double glazing, ensuring a cosy and energy efficient environment throughout the year. Outside, you have your own rear garden, providing a private outdoor space for gardening, leisure, or alfresco dining. Additionally, there is a brick built garden shed, offering extra storage for tools or outdoor equipment. This flat presents a great opportunity to invest in a well located property with practical features and much potential.

£160,000

Property details

Part glazed front door to:

Entrance Hall

Staircase to first floor double glazed window to rear.

First Floor Landing

Double glazed window to side, cupboard housing electrical metres with storage space, airing cupboard, doors to all rooms.

Lounge/Diner

13'4" (4.06m) x 10'8" (3.25m)

Double glazed windows to front and side.

Kitchen

8'4" (2.54m) x 7'2" (2.18m)

Double glazed window to rear, range of wall and base units with worktops over, inset sink and drainer, space for cooker, washing machine and fridge, wall mounted gas boiler serves domestic hot water and central heating system.

Bedroom One

12'6" (3.81m) x 9'8" (2.95m)

Double glazed window to front, built in wardrobes.

Bedroom Two

10'10" (3.3m) x 10'2" (3.1m)

Double glazed window to rear.

Bathroom

Double glazed window to rear, panelled bath with electric shower over, hand wash basin, low level WC, tiled splashbacks.

Outside

Gate and path to front door, path leading round to the rear garden, extending to approximately 40ft and enclosed by timber fencing, plus brick built garden shed/cycle store.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	74
(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

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