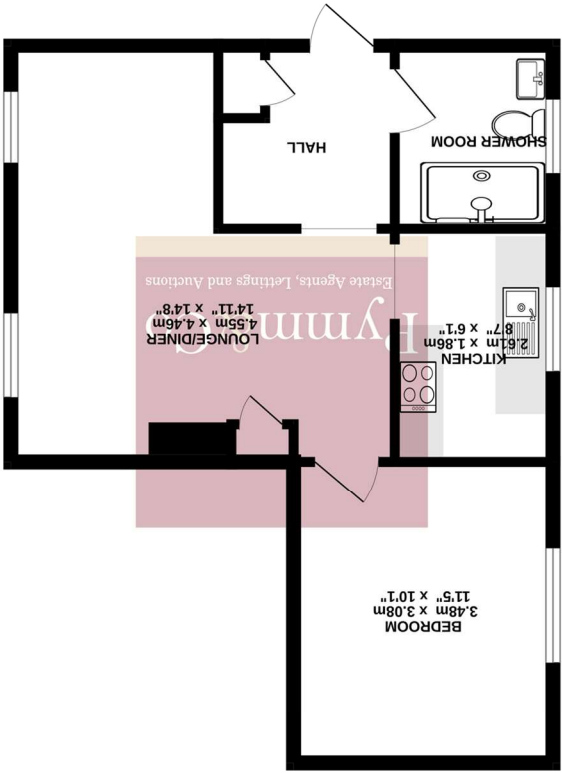


Norwich Office - Sales and Lettings

2-6 Ber Street, Norwich, Norfolk, NR1 3EJ

Tel: 01603 305805

homes@pymmand.co.uk lettings@pymmand.co.uk



GROUND FLOOR
43.2 sq.m. (465 sq.ft.) approx.

THIS PLAN IS TO BE USED FOR INFORMATION ONLY AND IS NOT A CONTRACT. THE AGENT'S REPRESENTATION IS LIMITED TO THE INFORMATION PROVIDED. THE AGENT'S REPRESENTATION IS LIMITED TO THE INFORMATION PROVIDED. THE AGENT'S REPRESENTATION IS LIMITED TO THE INFORMATION PROVIDED.



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



Wonderful well presented ground floor flat with its own private garden, re-fitted shower room with double shower cubicle, lounge/diner, double bedroom, gas central heating and double glazing.

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£130,000

10 Shorncliffe Close, Norwich, NR3 2HS

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- Lovely ground floor one bedroom flat
- Well presented throughout
- Entrance hall with storage
- Newly fitted shower room with double shower cubicle
- Kitchen
- Spacious L shaped lounge/diner
- Double bedroom
- Private enclosed rear garden
- Close to local amenities
- Walking distance to City centre
- Good public transport links

This well presented one bedroom ground floor flat offers an excellent opportunity for a First Time Buyer or a Buy-to-Let investor. The accommodation is thoughtfully laid out and includes a communal entrance area, a private entrance hall with built in storage, a modern refurbished shower room featuring a spacious double shower cubicle, a fitted kitchen, an L-shaped lounge/diner providing a comfortable living and dining space, and a generous double bedroom. The property benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency. A particular highlight is the property's own private and enclosed rear garden, offering a peaceful outdoor retreat. Off road parking bays are to the front of the property on a first come, first served basis.

Location

This well presented ground floor flat is ideally located to the north of Norwich's historic Cathedral City centre, nestled in a quiet cul-de-sac between Aylsham Road and Drayton Road. The property enjoys a peaceful setting while being just a short walk from a wide range of local amenities, including shops, a supermarket, takeaways, and a traditional local butcher. With excellent public transport links providing easy access in and out of the City, and the vibrant City centre within walking distance, convenience is key. The picturesque Wensum Park is also nearby, offering a tranquil green space perfect for leisurely walks and outdoor relaxation.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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