

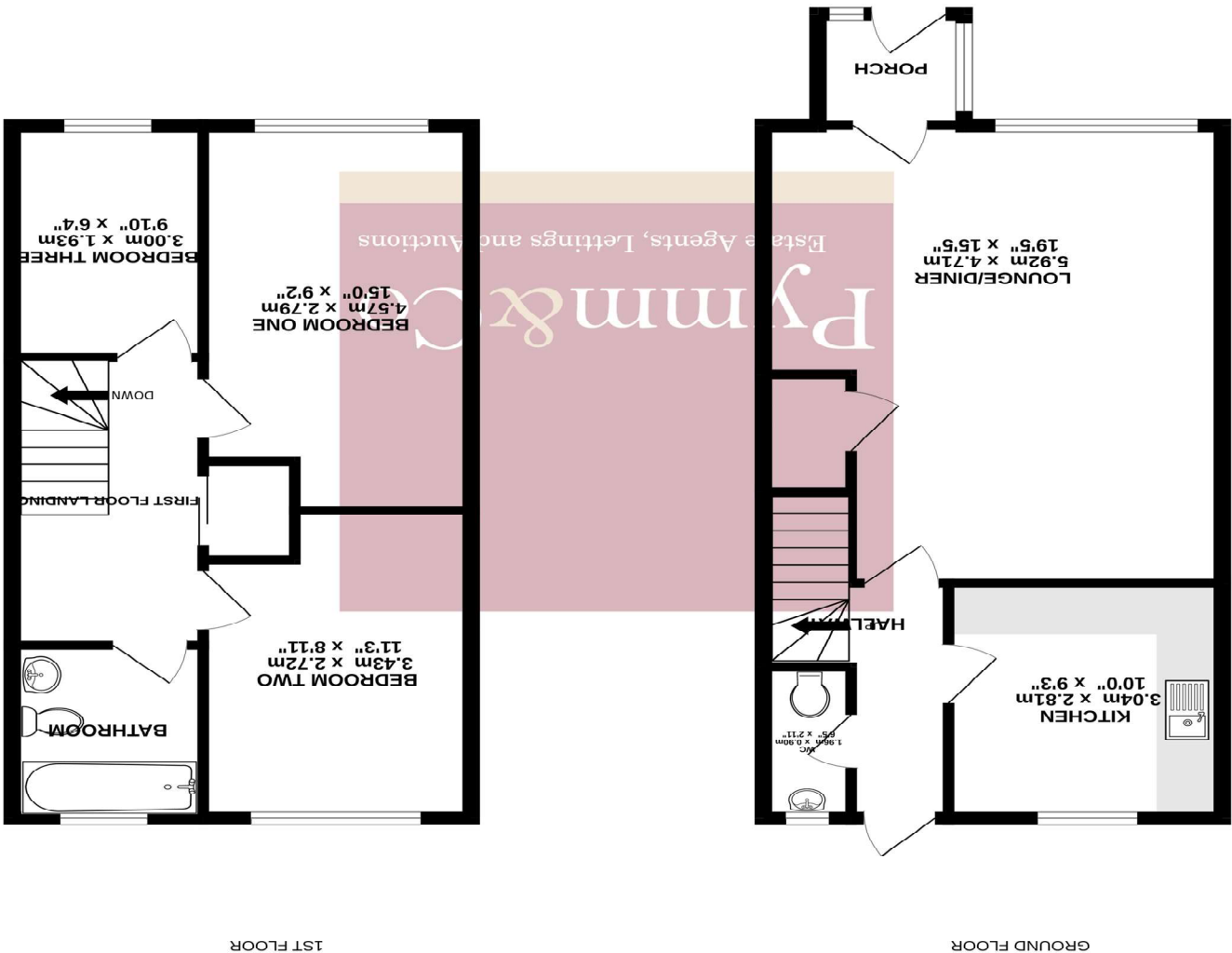
Norwich Office - Sales and Lettings

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

Tel: 01603 305805

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

This floor plan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not rely on their own inspections. Made with Metropack ©2025



BROADLAND CONSULTANTS LIMITED
Looking for a mortgage?
Independent Mortgage & Financial Advice.

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.

Broadland Consultants Limited Is An Appointed Representative Of Sanlam Partnerships Limited Which Is Authorised And Regulated By The Financial Conduct Authority.

FCA No 521208

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



Highly sort after tree line road, just south of the City centre and walking distance to a large selection of local amenities. Spacious lounge/diner, fitted kitchen, ground floor cloakroom, three bedrooms and bathroom of landing, garage and driveway.

Guide Price
£325,000 - £340,000

6 Grove Avenue, Norwich, NR1 2QD

Call 01603 305805 | www.pymmand.co.uk



- Prime South City location
- Walking distance to the City Centre and supermarket
- Close to local amenities, including the Trafford Arms Public House
- Entrance Porch
- Good size lounge/diner with understairs storage
- Rear hallway with cloakroom
- Fitted kitchen
- Three generous bedrooms and bathroom off the landing
- Partly walled, landscaped low maintenance rear garden
- Garage and driveway providing off road and secure parking
- Well presented throughout
- Vendor has found and there is No Onward Chain

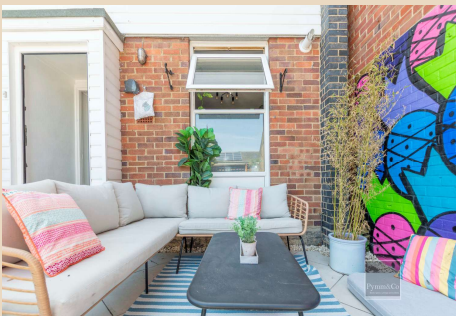
This wonderful mid terrace home, with a welcoming porch entrance, offers spacious and well planned accommodation, ideal for modern living. Inside, the property features a generous lounge/diner, complete with understairs storage, a rear hallway with staircase leading to the first floor, a convenient cloakroom, and a well fitted kitchen. Upstairs, there are three good size bedrooms and a bathroom located off the landing.

The home benefits from double glazing and gas central heating throughout, ensuring comfort and energy efficiency. Outside, you will find a private, low maintenance, partly walled and landscaped rear garden, along with a single garage providing secure parking, and an additional driveway with a parking space beside it.

The current vendors have already found a property with ourselves, and with No Onward Chain, this could be the smooth move you have been waiting for. We have the keys in hand, early viewing is highly recommended to fully appreciate all that this lovely home has to offer. Could this be the one you have been searching for?

Location

Situated on a highly desirable, tree lined road just south of the City centre, this property enjoys a prime location off Ipswich Road. It is ideally positioned within easy walking distance to a wide range of local amenities, including a supermarket and a convenient parade of shops featuring a Tesco Express, butcher's, laundrette, and various takeaway options. Residents will also appreciate being just a short stroll from the renowned Trafford Arms Public House – a local favourite. This location is perfect for those working at City College, and commuters will benefit from excellent access to the A140 and the southern bypass. Nearby bus stops provide frequent and reliable public transport links, making travel in and out of the City, simple and convenient.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | 89 |
| (81-91) B | | |
| (69-80) C | 77 | |
| (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 | |



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