



Heathgate
Norwich, NR3 1PW
Guide Price £160,000

claxtonbird
residential

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ClaxtonBird are delighted to offer this two-storey maisonette, boasting scenic views over Mousehold Heath and conveniently located within walking distance from Norwich City Centre & Train Station. The property features spacious accommodation throughout, which has been thoughtfully updated and redecorated by the current owners. At a glance, the accommodation includes a comfortable sitting room with a lovely balcony and a well-equipped kitchen with built-in appliances on the ground floor. Upstairs, you'll find three bedrooms and a bathroom off the landing. The property further benefits from gas central heating and upvc double glazing throughout, ensuring warmth and comfort. Externally, residents can enjoy communal gardens, complemented by a secure brick-built storage shed for added convenience.

Entrance Hall

Upvc double glazed entrance door, stairs to first floor, double storage cupboard, single storage cupboard, wood effect floor and radiator.

Sitting Room 14'11" max x 14'11" (4.56 max x 4.56)

Upvc double glazed window and French doors leading to the balcony, offering scenic views over Mousehold Heath, under stairs storage cupboard, wood effect floor and two radiators.

Kitchen 11'8" max x 8'9" (3.57 max x 2.68)

Fitted kitchen comprising wall and base units with quartz work surfaces and up stand over, sink drainer with mixer tap, built in oven with hob and extractor over, space for fridge freezer, plumbing for washing machine and dishwasher, wall mounted gas central heating boiler, tiled floor, vertical radiator and upvc double glazed window to front aspect.

First Floor Landing

Built in storage cupboard and doors to all first floor rooms.

Bedroom 14'10" x 8'5" (4.54 x 2.58)

Upvc double glazed window to front aspect, built in wardrobe and radiator.

Bedroom 9'10" x 8'5" (3.01 x 2.58)

Upvc double glazed window to front aspect, built in storage cupboard and radiator.

Bedroom 11'6" x 6'2" (3.52 x 1.89)

Upvc double glazed window and door leading to balcony, offering scenic views over Mousehold Heath, and radiator.

Bathroom 6'1" x 6'4" (1.86 x 1.94)

Three piece suite comprising panelled bath with mixer tap and shower attachment over, wash hand basin, low level WC, part tiled walls, towel rail radiator and upvc double glazed window to front aspect.

Outside

The property is set within communal gardens with a lockable secure brick built storage shed & free non permit parking. Nearby there is a convenient local corner shop for essentials.

Agents Note

The vendor has advised of us of the following information:

Lease Length Remaining - 86 Years (approximately)

Ground Rent - £10 PA

Service Charge - £54 PCM

The towel rail in the bathroom also has a programmable electric heater on top of it being connected to central heating so in the summer one can still enjoy dry and warm towels.

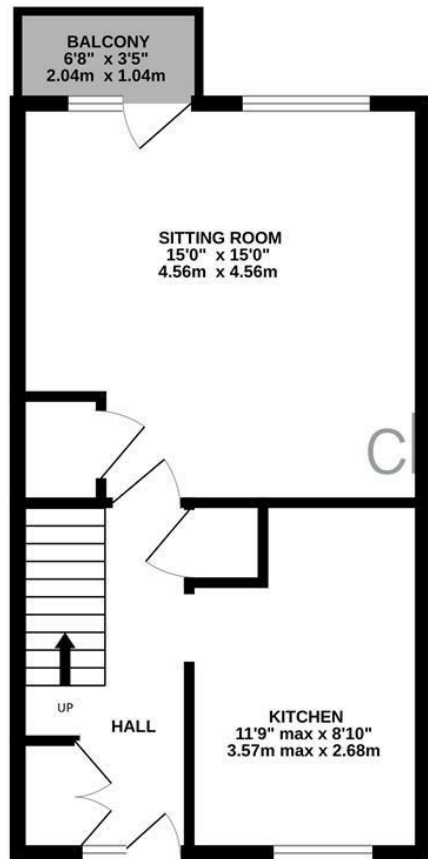
Council Tax Band A

Energy Rating C



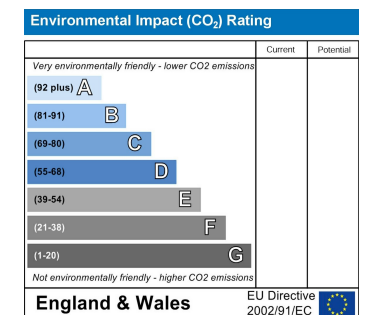
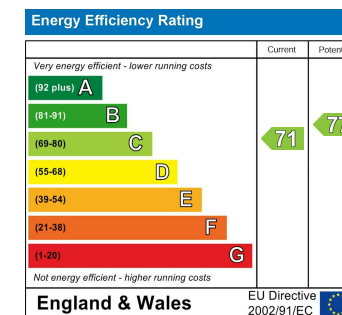
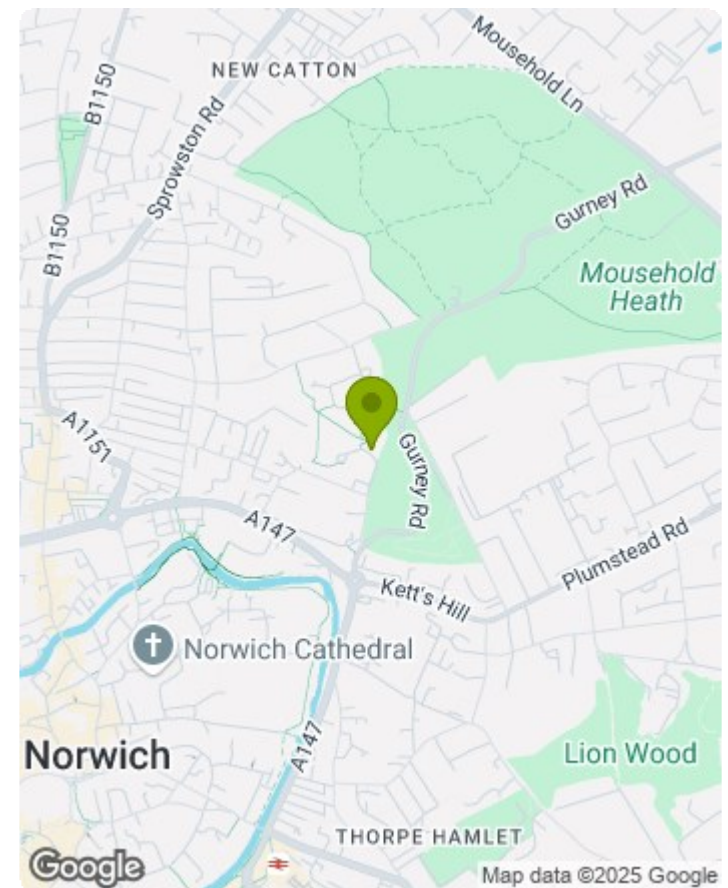
GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 831 sq.ft. (77.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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