



Sycamore Crescent
Norwich, NR2 4DQ

Guide Price £180,000 - £190,000

claxtonbird
residential

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*** Guide Price £180,000 - £190,000 **** ClaxtonBird are delighted to offer this two bedroom ground floor apartment, situated in a popular location within easy access to the City Centre. Upon entering the accommodation, you are greeted by a dual aspect sitting room and a modern fitted kitchen, complete with built in appliances. With two well-proportioned bedrooms, this property is ideal for couples or small families seeking an urban lifestyle set down a peaceful Crescent. One of the standout features of this apartment is the private garden, which backs onto serene woodland, providing a sense of privacy.

Entrance Hall

Upvc entrance door, built in cupboard housing the electrics, large storage cupboard, airing cupboard and radiator.

Sitting Room 13'8 x 16'9 (4.17m x 5.11m)

Dual aspect windows to front and side, engineered oak wooden floor and radiator.

Kitchen 8'3 x 7'2 (2.51m x 2.18m)

Modern fitted kitchen comprising matching range of base and eye level units with timber block work surfaces over, inset single drainer sink unit with mixer tap, built in electric oven with inset gas hob, further built in appliances including under counter fridge, dishwasher and washer / dryer, cupboard housing the gas central heating boiler and double glazed window to rear aspect.

Bathroom

Modern white suite comprising bath with shower over, wash hand basin set in vanity unit, WC, radiator and double glazed window to rear aspect.

Bedroom 12'6 x 10'8 (3.81m x 3.25m)

Window to front aspect, built in double wardrobe and radiator.

Bedroom 10'9 x 9'10 (3.28m x 3.00m)

Recently fitted French doors opening out to the garden and radiator.

Front Garden

Enclosed by fencing with plants, shrubs and pathway leading to the entrance door.

Rear Garden

Backing on to Woodland, the rear garden offers a good sized outdoor space enclosed by fencing, providing a decked seating area and lawn with timber garden shed, brick built store, trees, plants and shrubs.

Agents Note

The vendor has informed us there are approximately 101 years remaining on the 125 year lease. The lease charges are as follows:

Service Charge - £190.00 per annum including buildings insurance

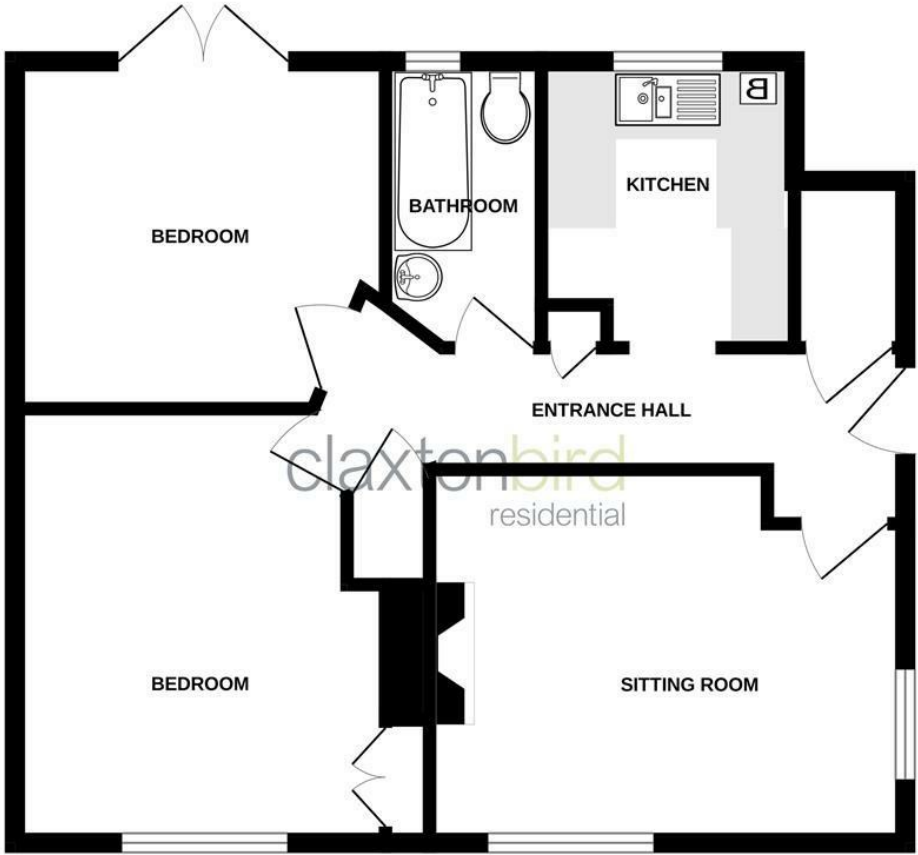
Ground Rent - £10.00 per annum

Council Tax Band A

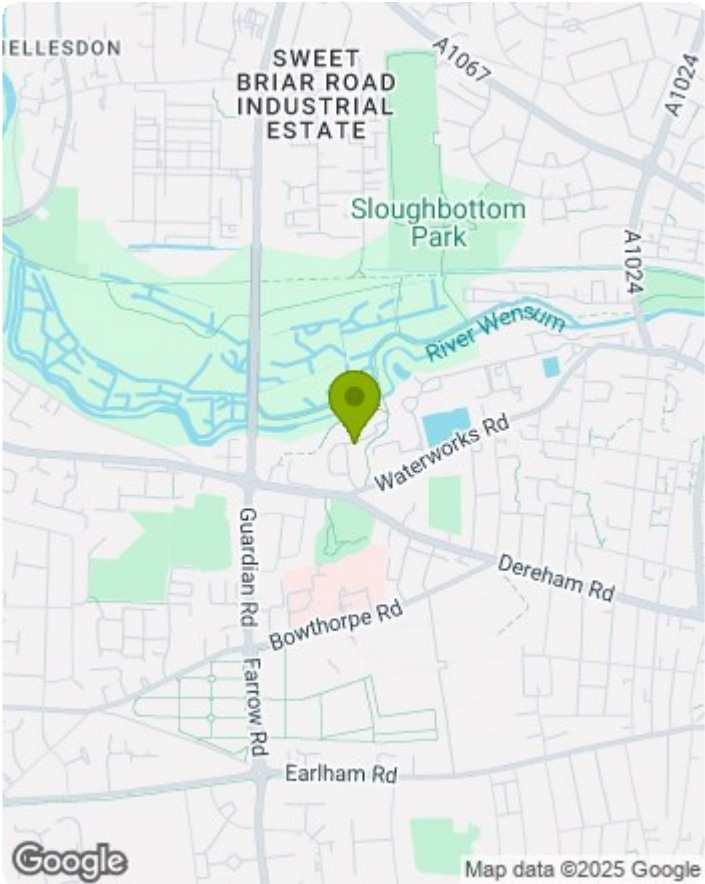
EPC Rating C



GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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