



24 Brampton Court, Norwich

OIRO £180,000 Freehold

This well maintained 2-bedroom semi-detached townhouse presents an excellent opportunity for first-time buyers seeking a charming home or astute investors eyeing a lucrative buy-to-let asset. Spread over three well-designed floors, this property exudes a sense of modernity and practicality.

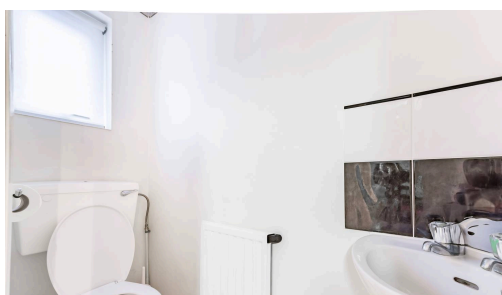
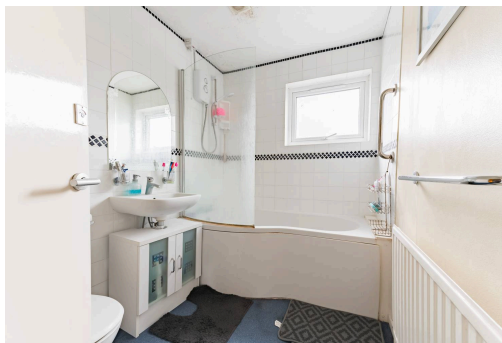
Location

Brampton Court is nestled in the sought-after Bowthorpe area of Norwich, offering a perfect balance of peaceful suburban living and excellent connectivity. Located just a short drive from Norwich city centre, residents can enjoy easy access to the city's vibrant shopping, dining, and cultural scene. The property is also conveniently close to the University of East Anglia, Norfolk & Norwich University Hospital, and major transport links, including the A47, making it an ideal spot for commuters, students, and families alike. Surrounded by local amenities such as schools, parks, and shops, as well as beautiful green spaces like Bowthorpe Marsh, this location provides both convenience and a welcoming community atmosphere.



Brampton Court

Entering the property, you are greeted by an inviting entrance hall leading to a ground-floor WC for added convenience. To the right, a door provides access to the integral garage that provides off-road parking, while straight ahead, the well-appointed kitchen/diner awaits.



The kitchen boasts modern appliances, ample storage within its range of wall and base units, and a dining space perfect for enjoying meals with family and friends.

Moving up to the first floor, a spacious lounge flooded with natural light awaits, providing a cosy retreat for relaxation. Accompanying the lounge is a well-lit bedroom and a family bathroom featuring a suite comprising a bath with an electric shower over, a wall-hung basin, and a low-level WC.

Ascend to the second floor to discover the second generously sized bedroom, offering a comfortable living space ideal for families or professionals seeking a tranquil sanctuary.

Outside, the property boasts driveway parking leading to the integral garage, providing secure storage for vehicles and additional storage needs. Meanwhile, non-allocated street parking offers convenience for guests.

Benefitting from a prime location with easy access to local amenities, including shops, schools, and transport links, this home promises a lifestyle of ease and comfort. With its well-presented accommodation spread over three floors and a thoughtful layout designed for modern living, this townhouse presents a fantastic opportunity for discerning buyers. Don't miss your chance to make this property your own and enjoy all it has to offer.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: B

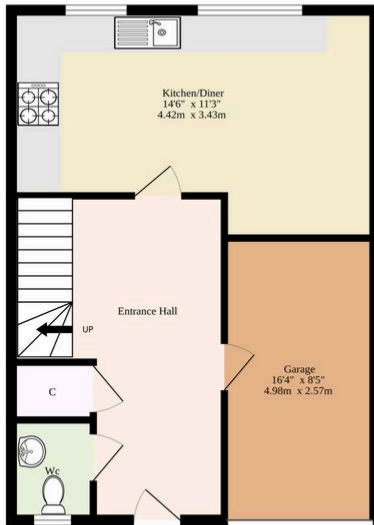
Tenure: Freehold

EPC Energy Efficiency Rating: D

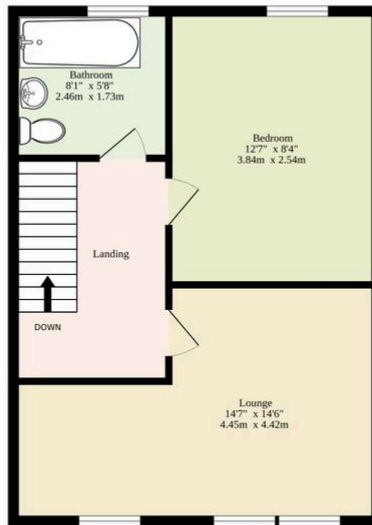
EPC Environmental Impact Rating: D



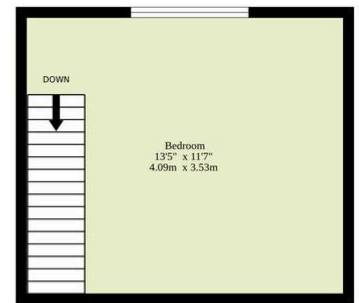
Ground Floor
369 sq.ft. (34.3 sq.m.) approx.



1st Floor
393 sq.ft. (36.5 sq.m.) approx.



2nd Floor
153 sq.ft. (14.2 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 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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