



Halfpenny Court, Loddon - NR14 6DN



Halfpenny Court

Loddon, Norwich

NO CHAIN. This GROUND FLOOR flat with CENTRAL HEATING offers a fantastic opportunity for a first-time buyer or an investor looking for a property to let. The convenience of residents' CAR PARKING is coupled with a PRIVATE COURTYARD GARDEN and brick-built store, providing outdoor space. As you enter, you are greeted by a spacious 16' SITTING/DINING ROOM leading to a RE-FITTED KITCHEN, perfect for hosting guests or enjoying a quiet night in. The property boasts a GENEROUS-SIZED DOUBLE BEDROOM and a family bathroom complete with a shower, adding to the comfort and practicality.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C



- No Chain!
- Ground Floor Flat
- 16' Sitting/Dining Room
- Re-fitted Kitchen
- One Double Bedroom
- Family Bathroom with Shower
- Courtyard Garden & Brick Built Store
- Residents Car Parking

Loddon is situated approximately 10 miles south east of Norwich. Offering an excellent range of local amenities which include schooling (primary, junior and secondary), dentist, doctors surgery, chemist, and library. A selection of shops including supermarket, hardware, newsagents and post office provide a range of provisions. A central car park, situated within the market place provides ample parking with good access to the amenities. Fantastic access to the Norfolk Broads can be found and pleasant countryside walks can be enjoyed.



SETTING THE SCENE

Tucked away at the end of a cul-de-sac, a communal parking area opens up with a pathway leading to the main property which sits overlooking open green space. A timber picket fence encloses a courtyard style garden, with a brick built storage shed.

THE GRAND TOUR

A door takes you to the porch entrance with a further door taking you to the main sitting room. A light and bright room, finished with wood effect flooring underfoot, front facing uPVC double glazed windows and a useful built-in storage cupboard to one corner. A door leads to the main double bedroom whilst an inner hallway leads to a useful storage cupboard, family bathroom and kitchen. The kitchen is newly re-fitted to include an L-shaped arrangement of wall and base level units, with tiled splash-backs running around the work surface. Space is provided for an electric cooker and washing machine, with a front facing window and wall mounted gas fired central heating boiler. The family bathroom offers a white three piece suite including an electric shower over the bath, with tiled splash-backs and flooring, along with a heated towel rail. The main double bedroom is finished with fitted carpet and a rear facing window overlooking the cul-de-sac with ample space for wardrobes.

FIND US

Postcode : NR14 6DN

What3Words : ///fitter.reprints.smoke

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property offers a remaining 77 year lease. Ground rent is charged at £250 PA, with a half yearly service charge of £36.



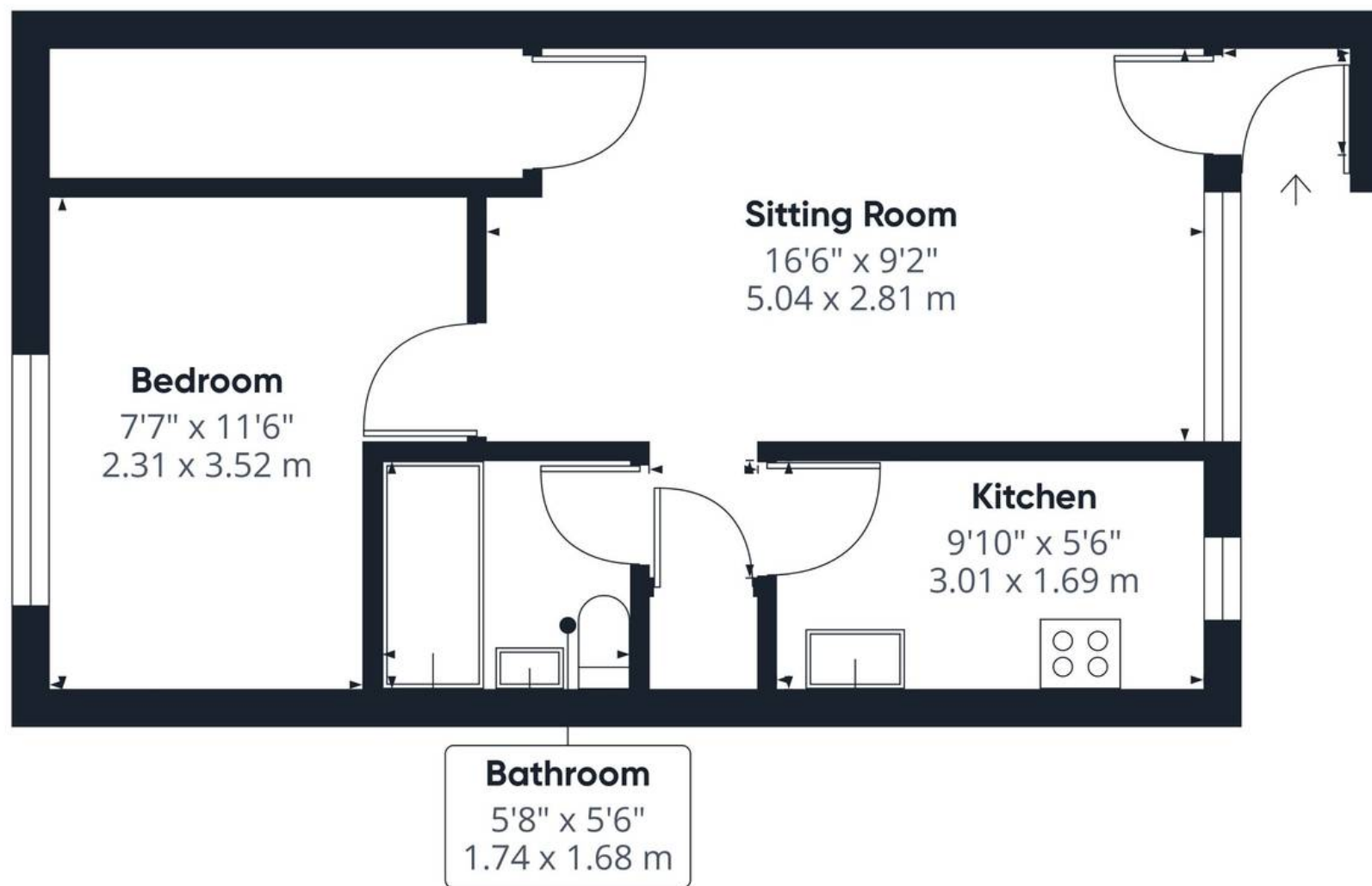




THE GREAT OUTDOORS

Whilst there are no formal communal gardens, the property enjoys views over open green space which residents can enjoy, whilst the front of the property, a courtyard garden is the perfect vantage point to enjoy the tree lined aspect to front.





Approximate total area⁽¹⁾

391 ft²

36.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

2a High Street, Loddon - NR14 6AH

01508 820830 • loddon@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.