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12 Goldwell Road Road Norwich, NR1 3PX

- SUPER INVESTMENT OPPORTUNITY
- DOUBLE GLAZING THROUGHOUT
- EXCELLENTLY PRESENTED
- MODERN FITTED KITCHEN
- 598 SQ FT OF LIVING
- GROUND FLOOR APARTMENT
- 2 DOUBLE BEDROOMS
- CLOSE TO CITY CENTRE
- PLENTY OF STORAGE
- GAS CENTRAL HEATING

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION in DETAIL

GROUND FLOOR

Communal Entrance

Enter into the communal area where you will discover the front door to your new home. There's also an intercom system for guest access.

Entrance Hall 1.41m x 0.92m (4' 8" x 3')

Through your front door into your Entrance Hall. There's a fitted carpet, a cupboard housing your meters and doors lead off to your Lounge and ...

Kitchen 2.62m x 3.43m (8' 7" x 11' 3") narrowing to 3.00m

A range of base units are fitted to two walls complete with modern white handleless doors and roll edge worktop over. Attractive tiling has been applied as a splashback and your stainless-steel sink, drainer and swan neck mixer tap is located under your uPVC sealed unit double glazed window.

Ample space is provided for your automatic washing machine, dishwasher, fridge freezer and cooker

Vinyl is laid underfoot and a door leads you into a cupboard which also houses your combi boiler.

Lounge 5.74m x 3.15m (18' 10" x 10' 4")

Your beautiful light bright Lounge features two large uPVC sealed unit double glazed windows with lovely views over communal gardens. A fitted carpet is laid underfoot and a large double banked radiator maintains a toasty warmth. There's a handy storage cupboard and a door leads you in to your ...

Inner Hall

This is the link between your Living and sleeping areas.

Master Bedroom 3.46m x 3.15m (11' 4" x 10' 4") plus wardrobes

A good size Master Bedroom features a large uPVC sealed unit double glazed window, radiator and fitted carpet. There's also a bank to built-in wardrobes.

Bedroom 2 2.87m x 2.63m (9' 5" x 8' 8")

Bedroom two could be used as a home office and features a uPVC sealed unit double glazed window, fitted carpet, radiator and yet another large storage cupboard.

Bathroom 2.12m x 1.65m (6' 11" x 5' 5")

Your fresh white contemporary Bathroom features a suite comprising of a panel bath with shower and glass screen over, pedestal sink and low-level WC. Aquaboard has been applied to walls, there's a radiator and an opaque uPVC sealed unit double glazed window.

OUTSIDE

This attractive residential development is located at the end of Goldwell Road and set in plenty of Garden Space.

Permit parking available in the neighbourhood and a lockable storage shed is available for your convenience.

Council tax Band A

SUMMARY

Whether you are a first time buyer wanting to get on the ladder or an investor, this is an ideal property located in thought after NR1 area of this fine City.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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A GROUND FLOOR 2 BEDROOM APARTMENT IN NORWICH CITY CENTRE

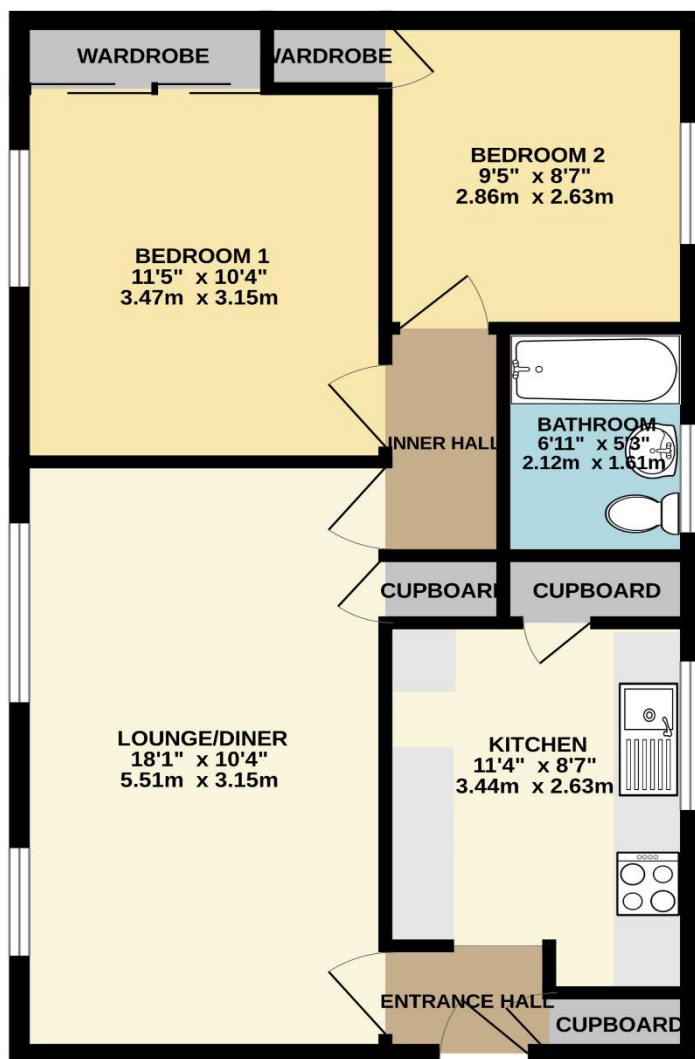
We are delighted to offer for sale this excellently presented city centre apartment. Situated on the ground floor, your accommodation comprises of a modern fitted kitchen, large Lounge Diner, Bathroom and two double Bedrooms. Excellently presented, you also benefit from gas central heating and uPVC double glazing throughout, plus an abundance of storage. Located in communal Gardens and a storage shed for your use.

NO ONWARD CHAIN | 598 SQ FT OF CONTEMPORARY LIVING

LOCATION AND AMENITIES

Nestled in the heart of Norwich, Goldwell Road offers a prime location in the sought-after NR1 area. Your new home is a short stroll from the vibrant city centre, where you'll find a plenty of shopping, dining, and entertainment options, including the renowned Norwich Lanes and Castle Quarter. With excellent transport links nearby, including Norwich Train Station offering direct connections to London and beyond.

Contact: ONE ESTATE AGENTS | Mobile: 07767 436600 | Email: info@one-estates.co.uk



20 GOLDWELL ROAD, NORWICH

TOTAL FLOOR AREA : 598 sq.ft. (55.5 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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