



Tolye Road, Norwich, NR5 9PR

welcome to

Tolye Road, Norwich

A well proportionate two-double-bedroom ground-floor maisonette featuring allocated parking, gas central heating, and a convenient location close to the UEA, Norfolk and Norwich University Hospital, and Norwich City Centre. Ideal for sharers, couples, or singles.



Description

Nestled in a desirable position between the popular Three Score and Bowthorpe estates, this modern two double-bedroom mid-terrace ground-floor maisonette offers contemporary living with the added benefit of excellent local amenities and green open spaces.

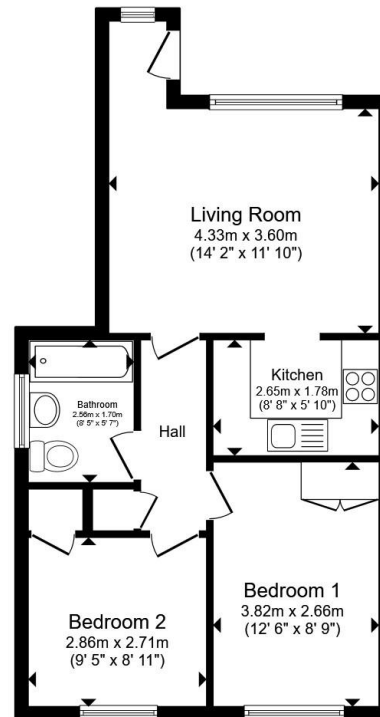
The accommodation comprises a spacious lounge/diner, a modern fitted kitchen, two well-proportioned double bedrooms, and a family bathroom. The property further benefits from gas central heating and double glazing throughout. Outside, residents enjoy the convenience of allocated parking and well-maintained communal areas.

Location is everything, and this home delivers. Nature enthusiasts will appreciate the close proximity to picturesque walks along the River Yare and local beauty spots. For commuters and students, the property offers superb access to the A47, the University of East Anglia (UEA), the Norfolk and Norwich University Hospital, and Norwich City Centre with its vibrant culture, shopping, and dining. For travel further afield, Norwich International Airport is located just approximately 5 miles away.

Whether you are a first-time buyer, looking to downsize, or seeking a sound buy-to-let investment suitable for sharers, singles, or couples, viewing is highly recommended to appreciate all this property has to offer.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 50.3 m² (542 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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welcome to

Tolye Road, Norwich

- Enjoy wonderful local places of interest and peaceful walks along the nearby River Yare.
- Situated between the popular Three Score and Bowthorpe developments
- Generously sized rooms, perfectly suited for couples, sharers, or a home office setup.
- Easy access to the A47, Norwich City Centre
- Convenient for the University of East Anglia (UEA) and local hospitals.
- Convenient off-road parking space included.

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR144770 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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