



**Cannell Green, Norwich, NR3 1TT**

**welcome to**

**Cannell Green, Norwich**

This well presented TWO BEDROOM GROUND FLOOR FLAT is situated in the popular NR3 postcode just to the North of Norwich City Centre and would make a perfect first time buy or investment purchase. **\*\*VIEWINGS ARE HIGHLY RECOMMENDED NOT TO MISS OUT ON THIS GREAT FLAT!\*\***



Situated in the dynamic NR3 postcode, a sought-after location blending city vitality with community charm, this ground-floor flat offers prime convenience for young professionals and first-time buyers. Proximity to Magdalen Road's artisanal eateries, the Silver Triangle's acclaimed pubs, Waterloo Park, and the historic Norwich City Centre and train station just a 15-minute walk ensures an ideal balance of lifestyle and accessibility.

The property, part of a durable ex-local authority building, features high ceilings and expansive windows, maximising natural light. Key interior features include a versatile lounge/diner, a functional kitchen, two generously proportioned double bedrooms and a bathroom. Ground-floor access facilitates easy movement and storage of essentials, while communal green spaces and outdoor storage complement its urban setting.

Call the office today to book your viewing.



**view this property online** [williamhbrown.co.uk/Property/NOR144026](http://williamhbrown.co.uk/Property/NOR144026)



welcome to

## Cannell Green, Norwich

- Communal green spaces and outdoor storage
- TWO BEDROOM GROUND FLOOR FLAT
- Perfect first time buy or investment purchase
- Norwich City Centre and train station just a 15-minute walk
- Versatile lounge/diner

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 110.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Feb 2014. 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

# £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR144026 - 0005

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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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