



Lady Mary Road, Norwich, NR1 2QZ

welcome to

Lady Mary Road, Norwich

NO ONWARD CHAIN! Discover this spacious, two-bedroom first-floor flat, perfectly positioned in a highly sought-after south city location. Featuring a private garden, a stunning brand-new 2025 boiler, and generous living proportions, this property is an exceptional find for first-time buyers.



Description

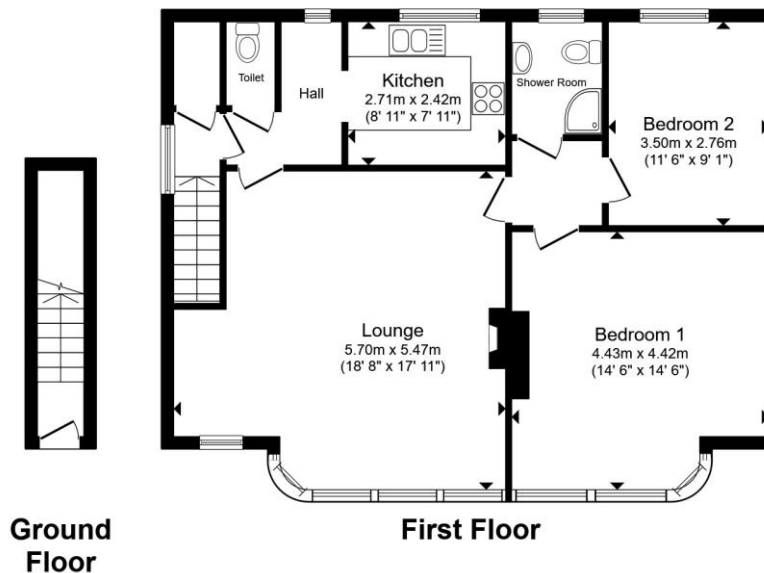
Step into effortless living with this fantastic two-bedroom first-floor flat, brought to the market by William H Brown.

Ideally situated in a prime south city position, this property offers a rare combination of space, practicality, and lifestyle convenience. Whether you are looking for your first step onto the property ladder or a high-yield addition to your investment portfolio, this home ticks every box.

Upon entering, you are welcomed by a light-filled entrance hall that leads into a generous lounge/dine a perfect space for relaxing or hosting friends. The well-appointed fitted kitchen provides ample workspace, complemented by two comfortable bedrooms, a modern, sleek shower room, and a separate WC for added convenience.

Outside, you'll enjoy the rare luxury of a private front garden, perfect for those who appreciate a bit of outdoor space. Peace of mind is guaranteed with double glazing throughout and the significant bonus of a brand-new boiler installed in 2025.

Situated on Lady Mary Road, you are just a pleasant stroll away from the vibrant heart of Norwich, the bus station, and the premium retail therapy of Chapelfield Shopping Centre. Everything you need, from highly-rated schools and local supermarkets to trendy pubs and restaurants right on your doorstep. Commuters will love the easy access to the Norwich Train Station, the Riverside complex, the A47 southern bypass, and the Ring Road.



Total floor area 82.9 m² (892 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

Lady Mary Road, Norwich

- No Onward Chain
- Walking distance to Norwich City Centre, Chapelfield, and excellent local amenities.
- Featuring a brand-new boiler (installed 2025) and full double glazing.
- A sought-after outdoor space, a rare treat for a flat!
- A generous lounge/diner, two well-proportioned bedrooms, and a modern shower room.
- Exceptional rental potential or an ideal entry-level home.
- Easy access to the A47, Norwich Train Station, and major bus routes.

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 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

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR144523 - 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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