

propertyladder



Horsford Street, Norwich, NR2

A beautifully presented two-bedroom second-floor apartment.

£159,950 LEASHOLD (953 YEARS)



BRITISH
PROPERTY
AWARDS

2023, 2024 & 2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

Leafy NR2 Living With River Views

A beautifully presented two-bedroom second-floor apartment, ideally positioned within a leafy cul-de-sac in the sought-after NR2 area, offered with the significant advantage of NO ONWARD CHAIN.

The property is particularly appealing for its combination of a peaceful setting and excellent access to Norwich city centre, nearby parkland and the River Wensum. Both bedrooms enjoy lovely views towards the river, while the property also benefits from two allocated parking spaces - a particularly valuable and rare feature for the area.

The accommodation comprises a welcoming entrance hall with useful airing cupboard, leading into a bright and airy living room. The living room flows through to a modern kitchen, fitted with a combination of fitted and freestanding appliances, all of which are included in the sale.

There are two well-proportioned bedrooms, with the principal double bedroom featuring a characterful box bay window and views towards the river. The second bedroom is a smaller double room and also enjoys the same pleasant outlook.



“Appealing for its combination of a peaceful setting and excellent access to Norwich city centre”



- Two-bedroom second-floor apartment
- Popular and sought-after NR2 location
- River views from both bedrooms
- Two allocated parking spaces
- Leafy cul-de-sac setting
- Bright and airy living room
- Modern kitchen with appliances included
- Modern uPVC double glazing
- NO ONWARD CHAIN – vacant possession



Location

Horsford Street is situated in the popular NR2 area of Norwich, offering a particularly attractive balance between a peaceful residential setting and easy access to the city centre. The property is close to the River Wensum and surrounding parkland, providing excellent opportunities for walking and enjoying the outdoors.

Norwich city centre is within easy reach, with its extensive range of shops, restaurants, cafés, bars and cultural attractions. The area is also well placed for access to the city's wider road network and excellent range of amenities, making this a highly convenient location for city living.

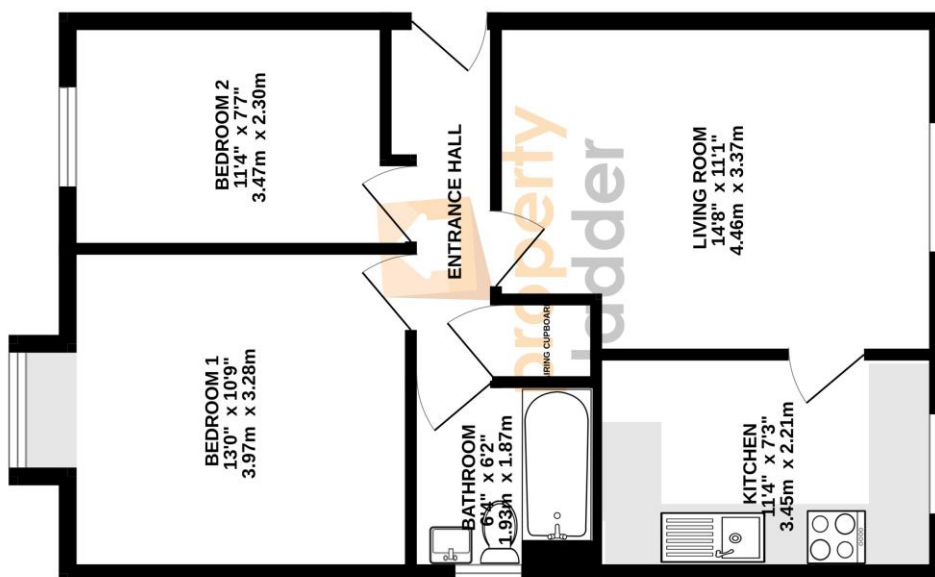


Outside

Outside, the property enjoys communal grounds together with two allocated parking spaces and a communal bike store.

With its clean and tidy presentation, attractive river views, excellent parking provision and vacant possession with no onward chain, this is a particularly appealing apartment for first-time buyers, investors or those looking for a conveniently located Norwich home.

GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 533 sq.ft. (49.5 sq.m.) approx.
While 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 floorplan is not to be used as a basis for any claim or guarantee as to their operability or efficiency can be given.
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Full EPC available upon request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: A

Local Authority: Norwich City Council

Services Connected: Mains Water, Mains Drainage, Mains Gas, Electricity



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