

30 Trory Street  
Norwich  
NR2 2RH



# 30 Trory Street

## Guide Price £130,000

### The Smart, Spacious Flat Moments from the City

Situated on the edge of Norwich city centre and moments from the highly regarded Golden Triangle, 30 Trory Street offers a superbly convenient setting with the city's amenities quite literally on the doorstep.

This well-presented first-floor one-bedroom apartment is accessed via its own private entrance and has been maintained to a high standard throughout. Inside, the accommodation flows comfortably, beginning with a welcoming hallway and leading into a smart, contemporary kitchen fitted with a gas hob, electric oven, breakfast bar and space for essential appliances. Gas central heating is provided via a modern combi boiler.

The main living room is a generous and light-filled space, enjoying a dual aspect with large windows that create an open feel while maintaining privacy. There is ample room for both seating and dining, making it ideal for relaxing or entertaining. The bedroom is a particularly good size, comfortably accommodating a double bed and benefiting from extensive built-in storage. A modern bathroom completes the accommodation, fitted with a shower.

Externally, the property benefits from useful outside storage, ideal for bicycles or bin storage, along with permit parking available on the surrounding streets.

The location is a real highlight. Chapelfield Gardens is just a short walk away, offering green open space right by the city, while an excellent selection of independent shops, cafés, pubs and everyday amenities can be found close by. Norwich city centre, the main shopping areas and theatres are all within easy walking distance, and Norwich railway station is readily accessible, making this an ideal base for commuters and city lovers alike.

With low service charges, a peaceful position and outstanding access to everything Norwich has to offer, 30 Trory Street presents an appealing opportunity for first-time buyers, professionals or investors.

### Agents notes...

A pre-recorded walkaround tour is available for this property

EPC to follow

Local Authority  
Norwich

Council Tax Band A

EPC Rating D



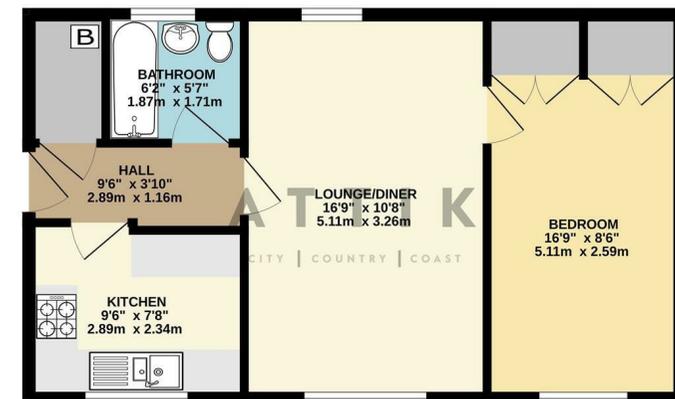
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GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 480 sq.ft. (44.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance purposes only and should be used as such for any prospective purchase. 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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