



## 515 Sprowston Road, Norwich

Guide Price £140,000 - £150,000

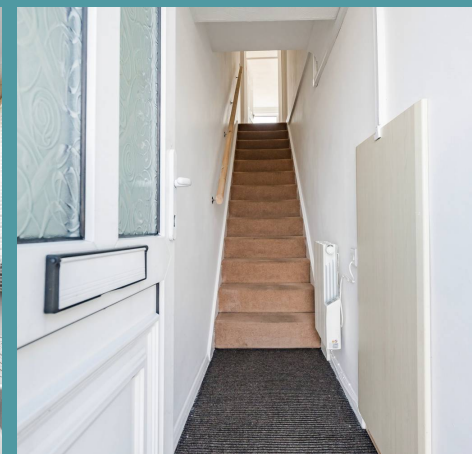
# 515 Sprowston Road

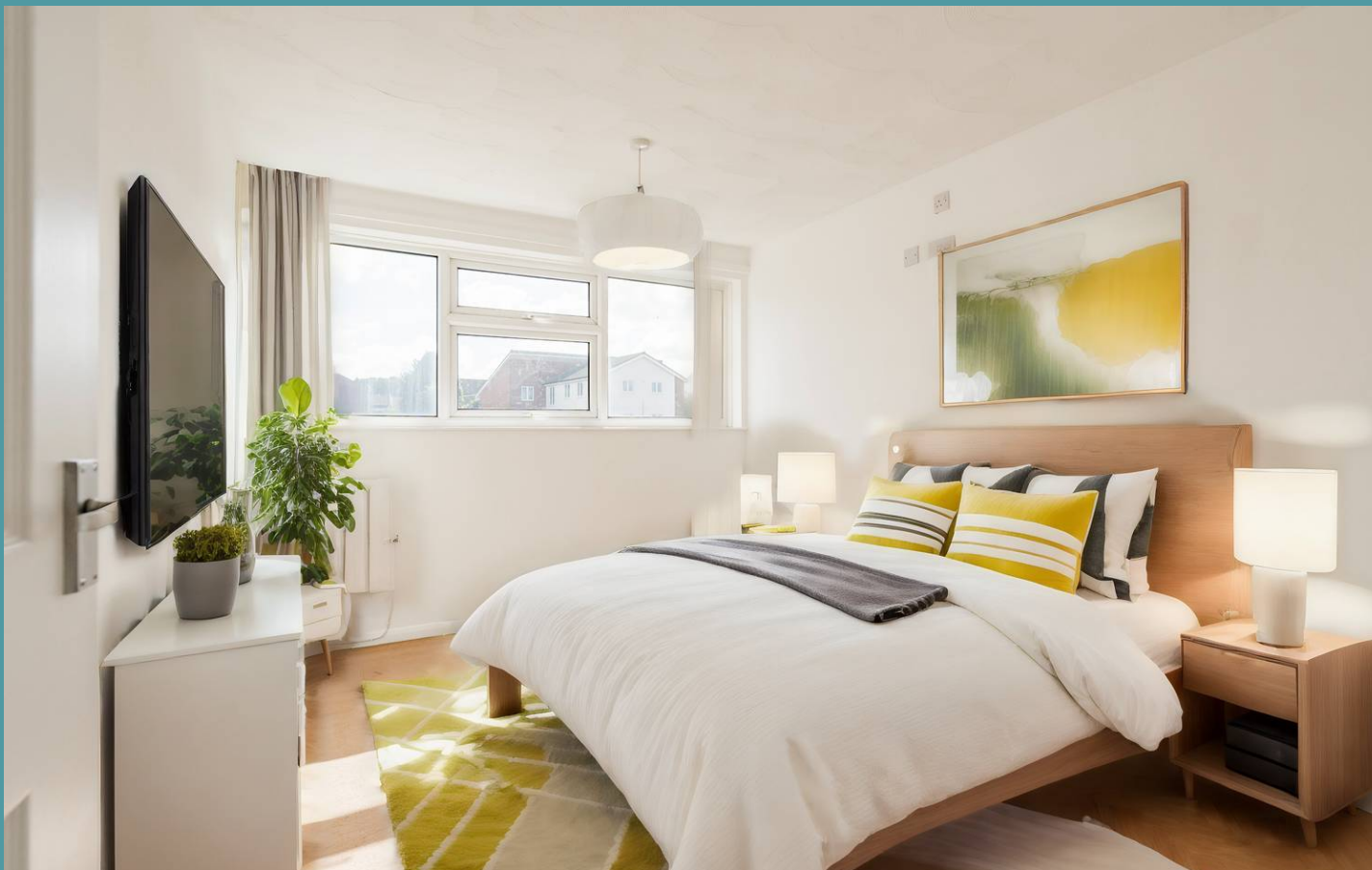
Norwich

Situated in a central location, this move-in ready maisonette offers a convenient living experience. Upon entry, a private staircase leads you to the upper level, where you'll find bright and airy living spaces. The well-equipped kitchen provides ample storage and space for appliances, while the spacious sitting room offers a relaxing atmosphere bathed in natural light. Ideal for those seeking a versatile living arrangement, the property features one double bedroom for ultimate comfort and a smaller bedroom that can easily be converted into a home office. A convenient three-piece bathroom completes the interior. With easy access to the city center and the A47, this maisonette provides the perfect purchase for a first time buyer or investor.

## The Location

Situated in Norwich, NR4 is a popular and well-established residential area known for its convenient location and range of amenities. The neighbourhood offers a mix of housing options, including family homes, townhouses and apartments, catering to a diverse range of lifestyles and preferences. NR4 benefits from excellent transport links, with easy access to major roads and highways, making it convenient for both commuters and those who enjoy exploring the wider region. The area is well-served by public transportation, with regular bus services connecting NR4 to the UEA, city centre and other parts of Norwich.





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### Sprowston Road

Upon entry, a private staircase beckons you to ascend to the upper living level, where light and airy living areas await.

The well-equipped kitchen boasts ample storage space and provisions for appliances. The large sitting room bathed in natural sunlight invites relaxation and comfortable gatherings.

Ideal for a variety of lifestyles, the property offers one double bedroom for ultimate comfort and a smaller bedroom perfectly suited for use as a home office, providing a space to focus and be productive.

A convenient three-piece bathroom serves as a space for self-care routines.

With practicality in mind, this maisonette includes a garage for secure parking and on-street parking for additional convenience.





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Norwich, Norwich

### Agents Note

We understand this property will be sold leasehold, connected to mains water, electricity and drainage.

Electric Heating and Council Tax Band - A

Service charge: £840.20 annually, paid monthly to NRM who manages the bloc.

Ground rent charge: is include above as I don't pay anything separately.

Lease length: 999 year lease issued in 1975, lease has 950 years remaining to-date

- MOVE-IN READY TWO BEDROOM MAISONETTE LOCATED IN A CENTRAL AREA
- A PRIVATE ENTRANCE WITH A STAIRCASE ASCENDING TO THE UPPER LIVING LEVEL
- LIGHT AND AIRY LIVING AREAS
- WELL-EQUIPPED KITCHEN WITH AMPLE STORAGE AND PROVISION FOR APPLIANCES
- LARGE SITTING ROOM WITH PLENTY OF SUNLIGHT
- ONE DOUBLE BEDROOM AND ONE SMALLER BEDROOM (IDEAL FOR HOME OFFICE)
- THREE-PIECE BATHROOM SERVING SELF-CARE ROUTINES
- GARAGE AND ON-STREET PARKING
- PRIME LOCATION WITHIN WALKING CLOSE PROXIMITY TO N&N, UEA AND CITY CENTRE

