



60 West Pottergate, Norwich
£160,000

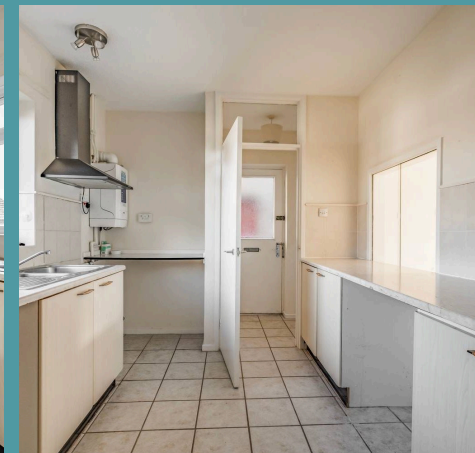
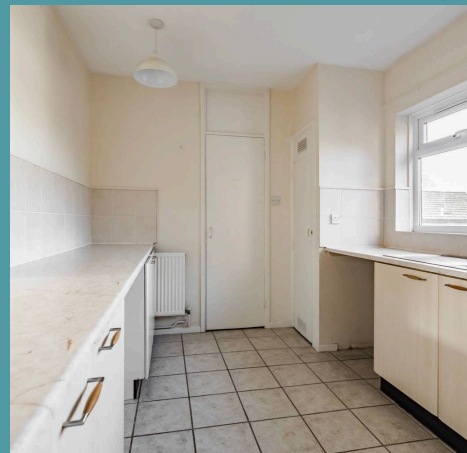
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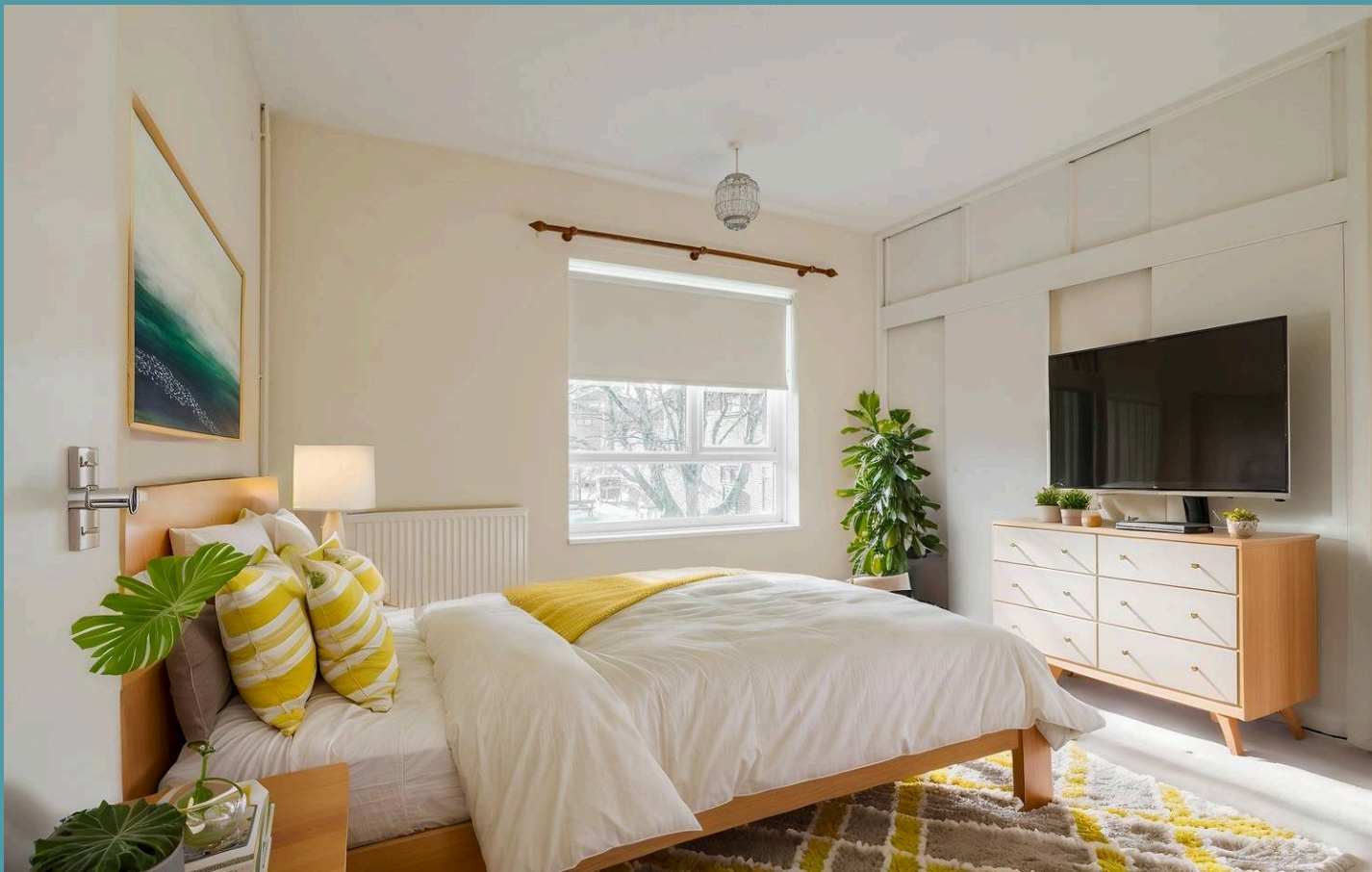
Norwich

A fantastic opportunity for first time buyers or an investment purchase, in this first floor flat in the popular area of Norwich NR2. Highlighting a light-filled living room, kitchen, two double bedrooms, a communal green and off-road permit parking. Don't miss out on the chance to make this delightful residence your own and enjoy the best of city living in Norwich.

Location

Norwich NR2 is a vibrant area located in the heart of the historic city of Norwich. Known for its charming blend of urban and suburban living, NR2 features a mix of residential streets, green spaces, and a wide range of local amenities. The area is home to various cafes, shops, and independent businesses, offering a sense of community and convenience. Close proximity to Norwich city centre makes it ideal for those who enjoy easy access to cultural attractions, historical sites, and transport links. With excellent schools and parks, NR2 also offers a great environment for families. Whether you're a young professional, student, or someone looking for a quieter neighbourhood, NR2 is a popular choice.





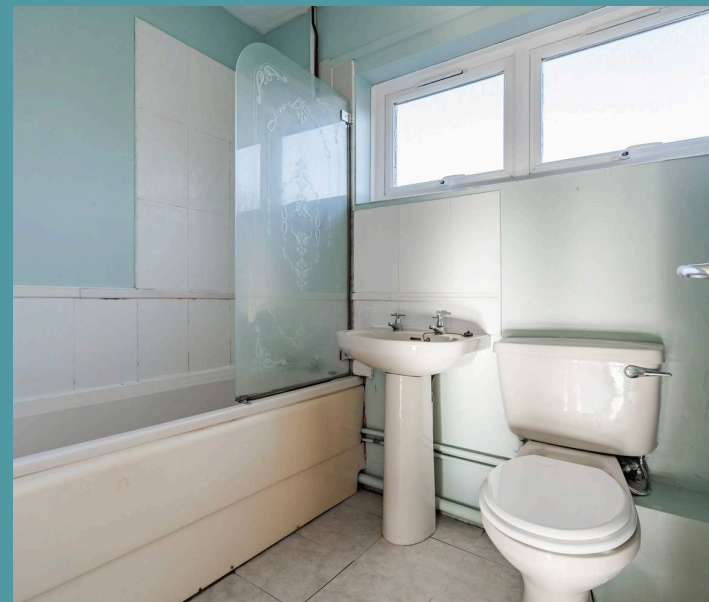
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Upon entering the flat, you are welcomed into a spacious living room providing ample room for relaxation and entertainment. Large windows allow sunlight to flood the space, creating a warm and inviting ambience. The neutral palette and airy atmosphere further enhance the appeal of this living area, making it a versatile space to suit various furniture arrangements and personal styles. Adjacent to the living room, the kitchen awaits, with fitted units and under-counter areas for your own appliances. There is plenty of counter-top space for your meal preparation.

The property features two comfortable double bedrooms, each thoughtfully designed to offer relaxation and privacy. Both bedrooms are well-proportioned, offering ample space for furniture and personal belongings. Completing the accommodation is a bathroom, comprising of a three piece suite, accommodating all residents in the household.

Residents of this first-floor flat benefit from access to a maintained communal green, providing a serene outdoor space for leisurely strolls or enjoying the sunshine. Additionally, the property offers practical amenities such as bike storage and off-road permit parking, ensuring convenience and security for transportation needs.





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Agents Notes

We understand that this property is leasehold, with 88 years left on the lease.

Maintenance fee - £170 p/a including ground rent.

Connected to mains water, electricity, gas and drainage.

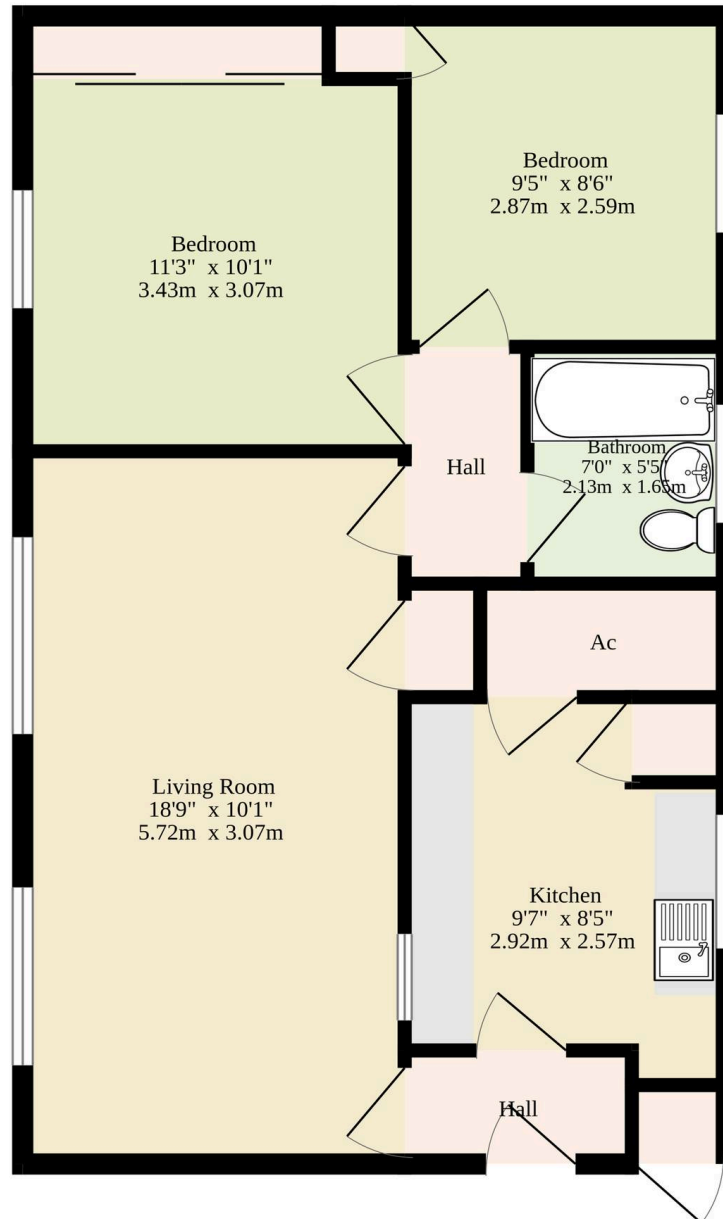
Heating system - Gas.

Shared off-road permit parking.

Council Tax Band: A

- First floor flat in the popular area of Norwich NR2
- Perfect first home or investment purchase
- Spacious living room filled with an abundance of natural light
- Kitchen ready for your own appliances to be able to cook your favourite meals
- Two double bedrooms and a bathroom
- Maintained communal green
- Bike storage
- Off-road permit parking available
- Close proximity to local shops, healthcare facilities and transport, with easy access to the city centre offering a wider range of amenities

556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 556 sq.ft. (51.7 sq.m.) approx.

Whilst 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 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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