



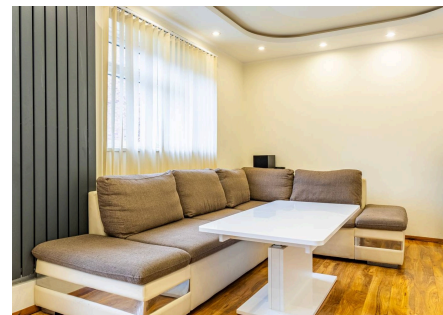
9 Goldwell Road, Norwich

£160,000 - £170,000 Leasehold

This stylish first-floor property offers modern living with a bright and spacious layout, including two double bedrooms, a private roof terrace balcony, and allocated parking. Located in a sought-after area close to Norwich city centre, it perfectly combines convenience with contemporary design, making it an ideal choice for first time buyers or savvy investors alike.

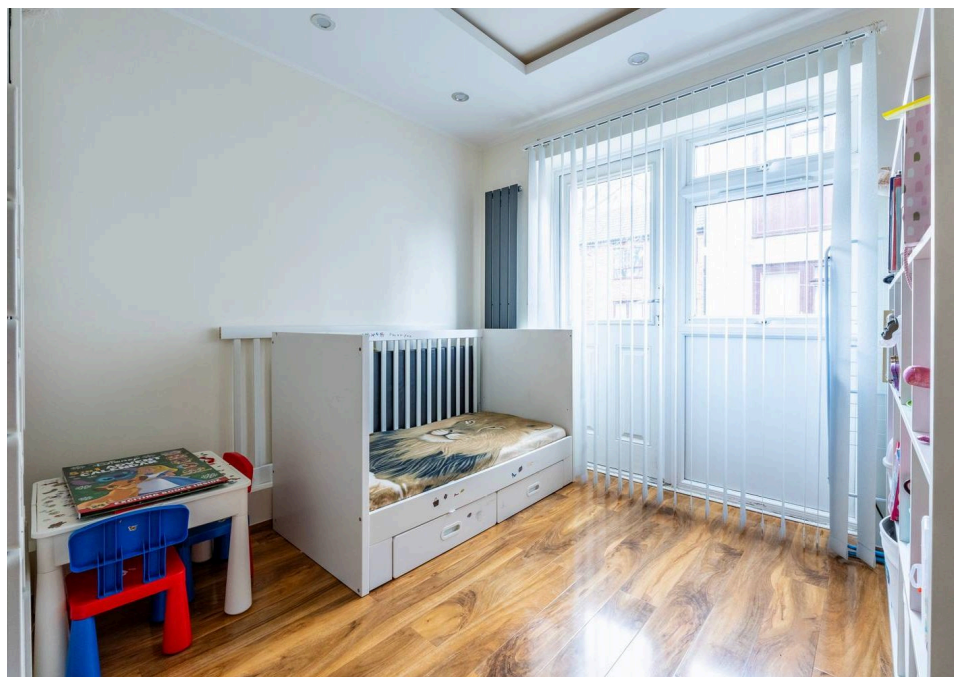
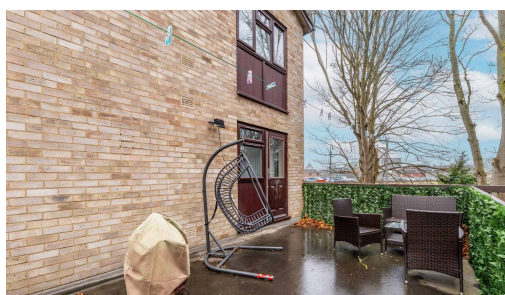
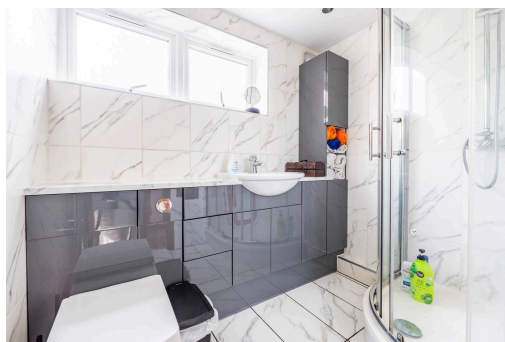
Location

Nestled in the heart of Norwich, Goldwell Road offers a prime location in the sought-after NR1 area. This property is just a short stroll from the vibrant city centre, where you'll find a wide array of shopping, dining, and entertainment options, including the renowned Norwich Lanes and Castle Quarter. With excellent transport links nearby, including Norwich Train Station offering direct connections to London and beyond, commuting is a breeze. The property is also within easy reach of green spaces like Mousehold Heath, which is ideal for outdoor enthusiasts. Families will appreciate the proximity to well-regarded schools and amenities, while professionals will enjoy the convenience of being close to the city's business districts. Combining urban living with a peaceful residential setting, 9 Goldwell Road truly offers the best of both worlds.



Goldwell Road

As you step into the communal entrance hall and ascend the stairs to the first floor, you are greeted by a stylish interior that seamlessly blends functionality with style. The kitchen, located straight ahead, features a range of eye and base-level kitchen units, a breakfast bar, and ample storage space. Modern amenities such as space for an electric cooker, and plumbing for washing machine, add to the convenience of this space.



To the right of the entrance, the spacious lounge offers a welcoming ambience with two large windows allowing natural light to flood the room. Inset spotlighting further enhances the contemporary feel of this area, making it perfect for relaxation or entertaining guests. The lounge also offers flexibility to accommodate a dining area, making it a versatile space for various lifestyle needs.

The property comprises two double bedrooms, with the main bedroom offering built in cupboard space. The second bedroom grants access to a private 21 ft roof terrace balcony, providing an ideal retreat for relaxation or al fresco dining in the privacy of your own home.

In addition to the bedrooms, a well-appointed shower room and an exterior brick-built ground floor storage shed add to the practicality of this property. Further enhancing its appeal is the inclusion of one allocated parking spot, ensuring convenience for residents.

Agents Notes

We understand this property will be sold leasehold, connected to all main services.

Council Tax band: E

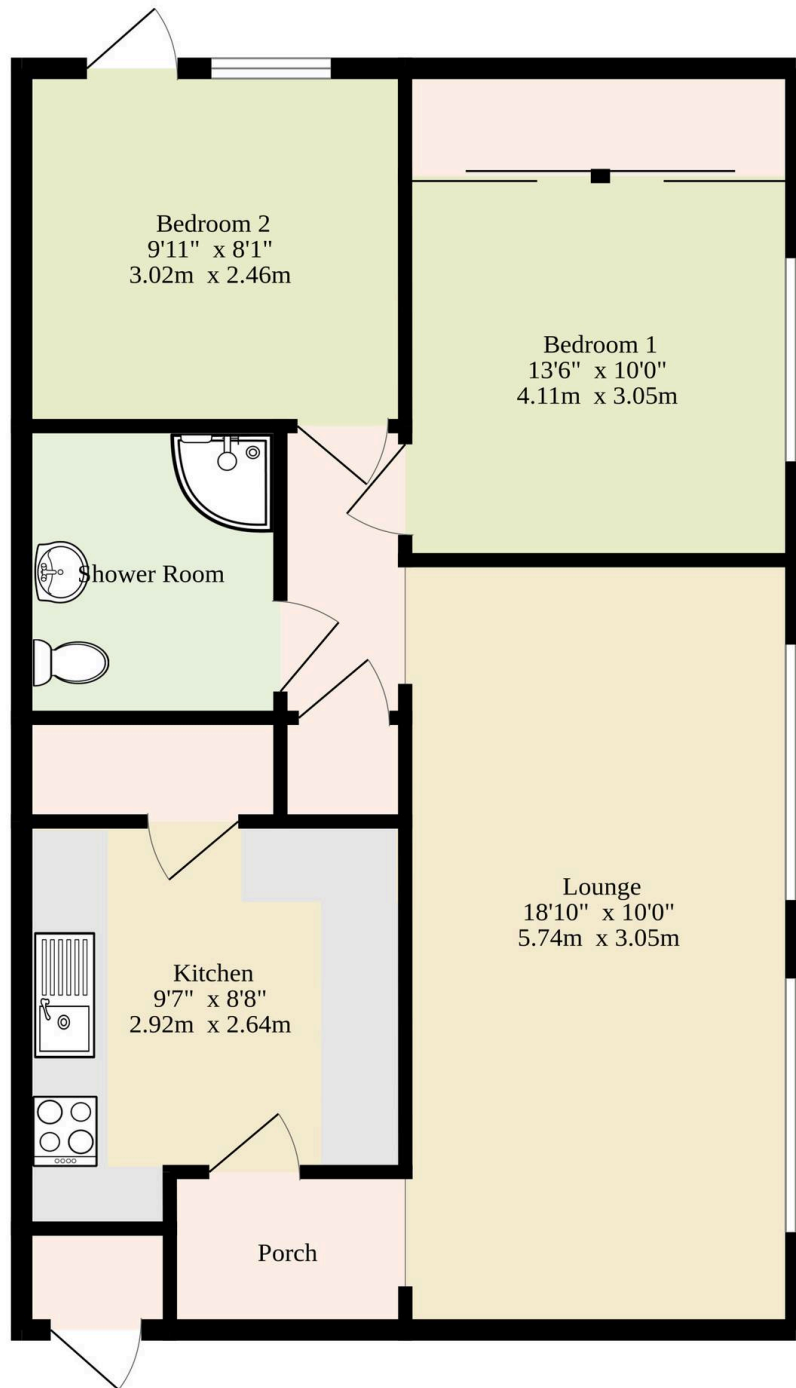
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Ground Floor
476 sq.ft. (44.2 sq.m.) approx.



Sqft Excludes Porch, Shower Room And Storage Cupboards

TOTAL FLOOR AREA : 476 sq.ft. (44.2 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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