



97 Berners Street, Norwich

Offers in Region of £110,000

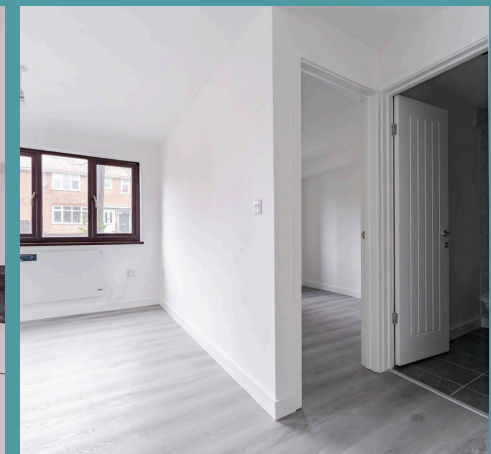
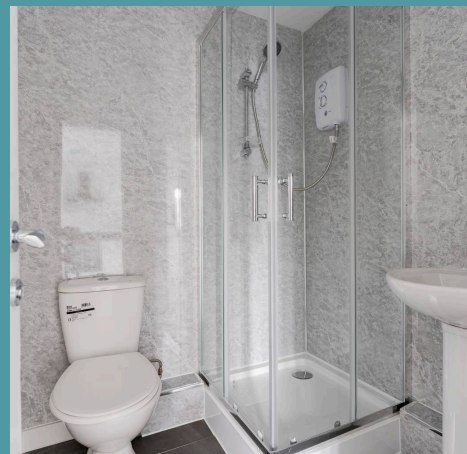
# 97 Berners Street

## Norwich

This recently renovated ground-floor flat offers a modern, move-in-ready home with no onward chain. It features an open-plan kitchen and living area, a spacious double bedroom, and a sleek shower room, all filled with natural light. The flat's ground-floor position provides easy access, and residents can enjoy a communal lawn and off-road parking. With a reasonable ground rent, small service charge, and a prime location close to local amenities and transport links, this flat is perfect for first-time buyers or anyone seeking a hassle-free move.

### The Location

Berners Street, located in the vibrant NR3 area of Norwich, offers a perfect mix of convenience and charm. You'll find everything you need nearby, with Aldi, Home Bargains, and Wensum Park just a short walk away, making everyday errands a breeze. Plus, the city centre is only a quick journey away, putting all of Norwich's top attractions, shops, and restaurants within easy reach. Whether you're enjoying a leisurely stroll through the park or popping out for some shopping, Berners Street is the perfect spot to experience the best of Norwich.





## 97 Berners Street

Norwich

### Berners Street

This recently renovated ground-floor flat is an ideal choice for those looking for a move-in-ready home with no onward chain. The flat has been thoughtfully upgraded, providing a modern and comfortable living space. The open-plan kitchen and living area offers a bright and airy atmosphere, featuring a range of fitted kitchen units with integrated appliances, including an oven and hob.

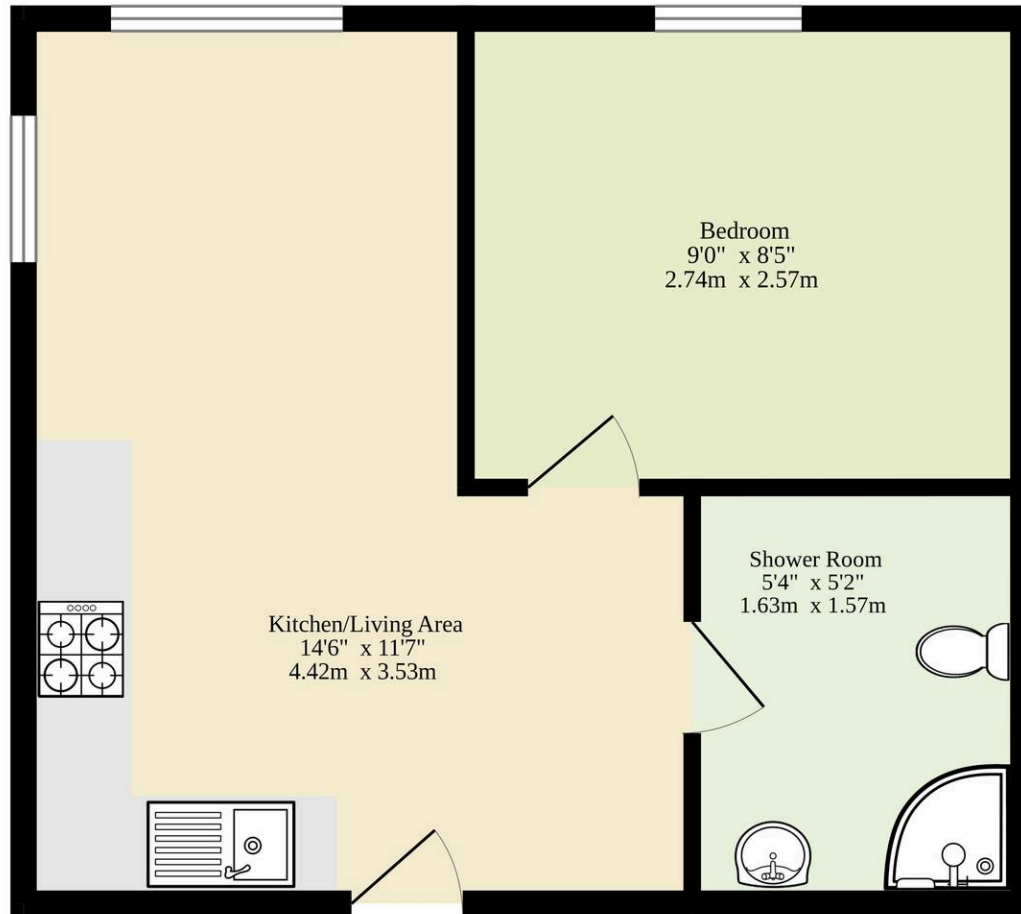
Large windows to the front and side fill the space with natural light, while the electric radiator ensures warmth throughout the year. The double bedroom is a great size, with ample room for furniture, and the sleek shower room offers a modern, functional design.

The flat's ground-floor location adds to its appeal, providing easy access without the need to navigate stairs, making it suitable for a variety of needs. Outside, the property benefits from a communal lawn area at the rear, perfect for enjoying the outdoors. Residents also have access to off-road parking on a first-come, first-served basis.

With a very reasonable ground rent and small annual service charge, this flat is a low-cost and low-maintenance option. Conveniently located close to local amenities and transport links, this flat offers both comfort and practicality, making it an excellent option for first-time buyers or anyone looking for a hassle-free move.



278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 278 sq.ft. (25.8 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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