



30 Patricia Road, Norwich

OIRO £190,000 Leasehold

Positioned in a highly desirable location, this two-bedroom ground-floor flat offers an ideal opportunity for first-time buyers or astute investors looking for a buy-to-let property. Boasting a convenient setting within walking distance of the city centre, this property provides easy access to an array of amenities and transport links.

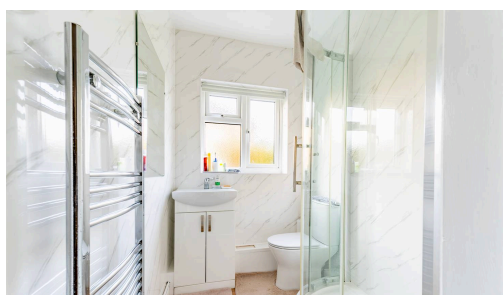
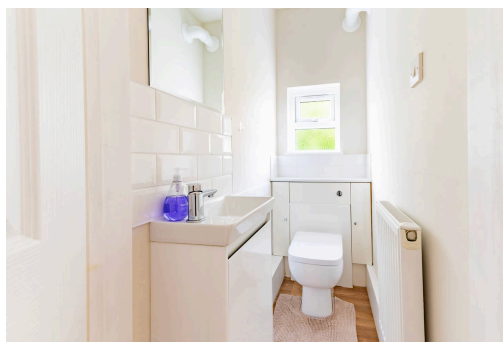
Location

Patricia Road, Norwich is located in a highly desirable area, offering the perfect balance of convenience and charm. Situated just a short distance from Norwich city centre, this address provides easy access to a wealth of amenities, including shopping centres, independent boutiques, and a variety of dining options. The property is also within close proximity to the picturesque Riverside area, with its vibrant entertainment venues and riverside walks. Families will appreciate the excellent local schools, while commuters benefit from quick access to Norwich Train Station and major road links, making it an ideal location for work and leisure alike. Surrounded by parks and green spaces, this location offers the best of city living with a touch of tranquillity.



Patricia Road

Upon entering the property, you are welcomed into an inviting entrance hall leading to a cloakroom with WC and a wash hand basin. To the left, a fitted well-equipped kitchen awaits, offering ample storage and modern appliances.



Continuing through the hall, you will be impressed by the bay fronted sitting room and dining area, featuring large windows that flood the space with natural light.

The accommodation further comprises two generously proportioned double bedrooms, providing comfortable spaces to unwind and rest. A stylish family bathroom completes the living quarters, ensuring convenience and functionality for residents. The property has been thoughtfully redecorated, re-floored, and fully damp proofed to create a fresh and welcoming ambience throughout.

Noteworthy features of this ground floor apartment include gas central heating provided by a recently installed boiler in 2022, as well as UPVC double glazing for energy efficiency and enhanced comfort. Residents can also enjoy access to a communal back garden, perfect for relaxing outdoors or entertaining guests.

Furthermore, the property benefits from on-road parking facilities available with a permit, making commuting hassle-free for those with a vehicle. Whether you are seeking a comfortable home or a lucrative investment opportunity, this well-maintained flat offers a versatile living space in a prime location.

Agents Notes

We understand this property will be sold leasehold, with 91 years remaining on the lease. Connected to all main services.

Ground rent - £90 per year

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Ground Floor
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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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