

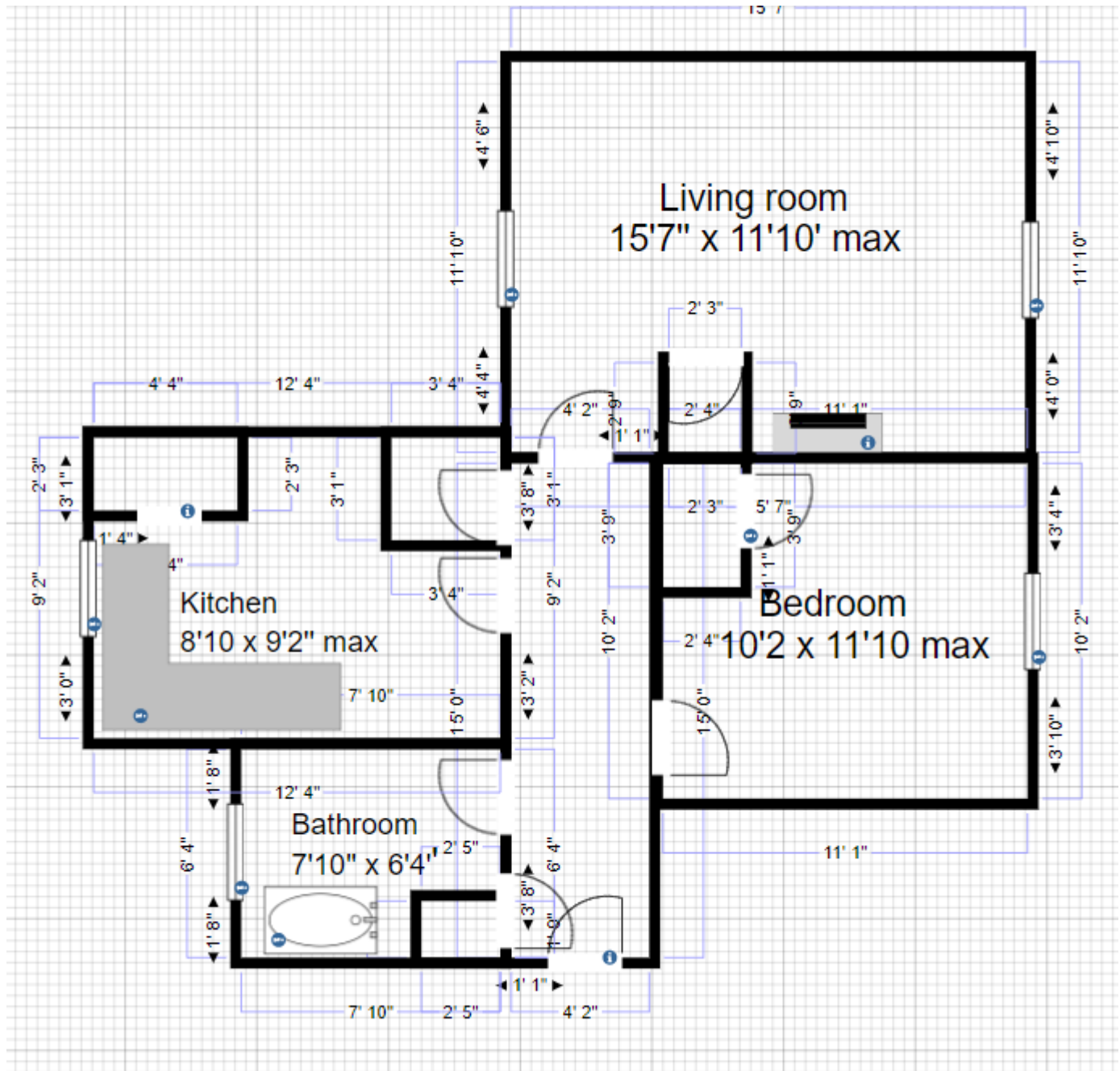


Clare Close | Norwich | Nr3 Guide price £125,000

Spacious one bedroom ground floor apartment set in leafy green communal gardens, located in a desirable area within close proximity of Norwich city centre.

- **EPC RATING: D**
- **PARKING TO THE FRONT OF THE PROPERTY**
- **PLENTY OF STORAGE**
- **£0 STAMP DUTY AND AFFORDABLE SECOND HOME STAMP DUTY**







Approaching the property, there is plenty of parking available. The building is surrounded by lush green grass and to the rear of the property there are extensive communal gardens offering a range of trees and shrubs, there is even space to hang your washing out to dry!

Entering through the security entrance with a fob, we pass the storage shed in the main hall and note how useful it could be!

Upon entering the property, a sunken coconut mat allows you to wipe away the day before stepping onto the lovely wood floor. The wood flooring flows into the dual aspect living area at the back of the property, which offers plenty of space for all your furniture. A focal electric fireplace adds warmth on demand, whilst a handy storage cupboard keeps your bits and bobs out of sight.

The kitchen is well appointed, again with two built in storage cupboards, space for a fridge and washing machine under the counter and space for a cooker.

The double bedroom is bright and spacious and again offers built in storage, for a one bedroom apartment we count 5 cupboards in total, one of which was previously used for a computer and desk station!

If you are looking for your first or last home, an investment or a lock up and leave, this little gem packs a punch and offers far more than meets the eye. Viewing is a must to appreciate what is on offer.

We are advised there is just over 100 years left on the lease.





The City of Norwich is certainly a fine city to live in. Norwich is a wonderful fusion of the modern and historic. Like any great city, its center is easy to walk around and has a river at its heart. As well as being the most complete medieval city in the UK, it has flourishing art, music and cultural

scene, superb independent as well as High Street shopping, lively restaurants, bars and nightlife and a heritage that is a delight to explore. It was also England's first UNESCO City of Literature – this is a city of stories! It is the only English city in a National Park, the Norfolk Broads. With miles of coastline, Norfolk's beautiful beaches are within easy reach. You'll also find Norwich International Airport within easy reach.

To view this property, please call us on 01603 952595 or pop into the office on 157 Aylsham Road, NR3 2AD.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.