

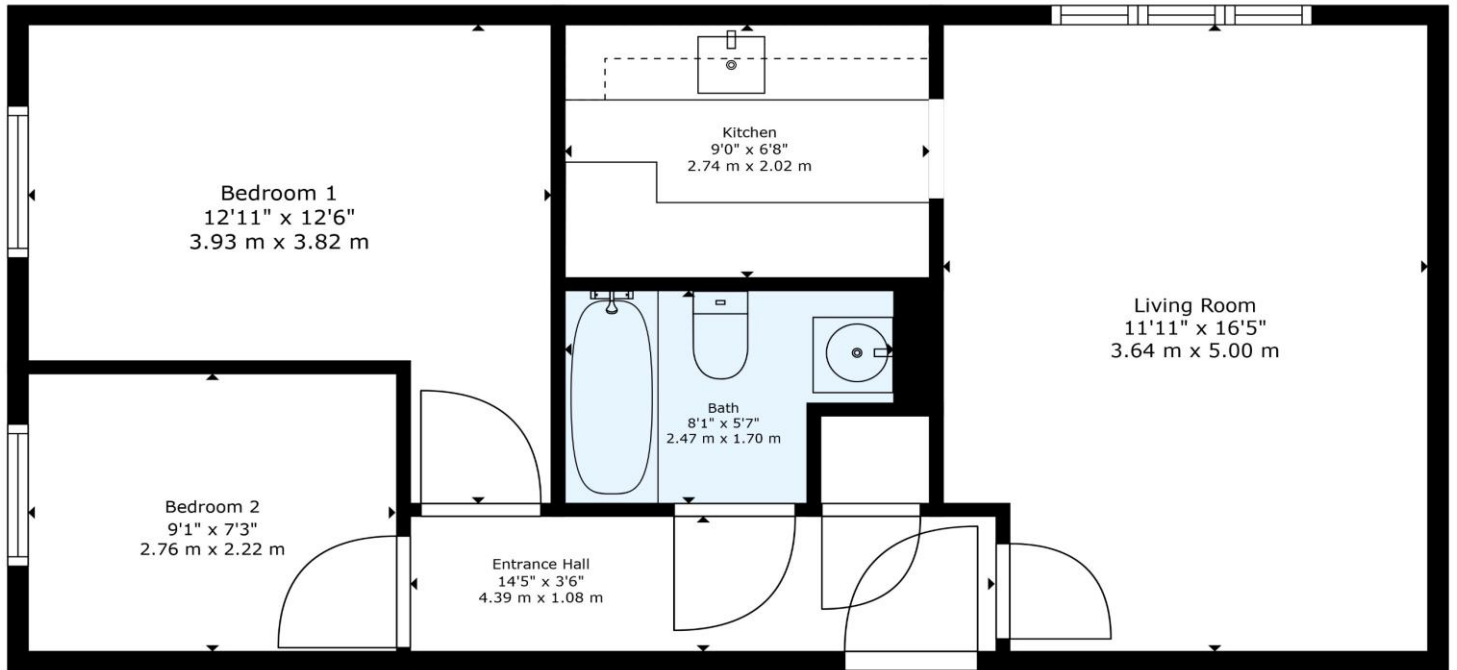


## Polypin Yard, Norwich, NR1 1RG

Offered with no onward chain, this well-presented second-floor flat is ideally located in the sought-after Riverside area within Norwich City Centre. Perfect for first-time buyers, the property features a welcoming entrance hall, two generous double bedrooms, a spacious lounge/diner ideal for entertaining, a fitted kitchen, and a well-appointed bathroom.

**GUIDE £150,000**

**Property Tenure** Leasehold (106 Years)



## Room Dimensions

### Entrance Hall

14'5" x 3'6" (4.39m x 1.08m)

### Bedroom One

12'11" x 12'6" (3.93m x 3.82m)

### Lounge/Diner

11'11" x 16'5" (3.64m x 5.00m)

### Bedroom Two

9'1" x 7'3" (2.76m x 2.22m)

### Kitchen

9' x 6'8" (2.74m x 2.02m)

### Bathroom

8'1" x 5'7" (2.47m x 1.70m)

**COUNCIL TAX BAND:** B

**LOCAL AUTHORITY:** NORWICH CITY COUNCIL

**SERVICES CONNECTED:** MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, ELECTRIC HEATING

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