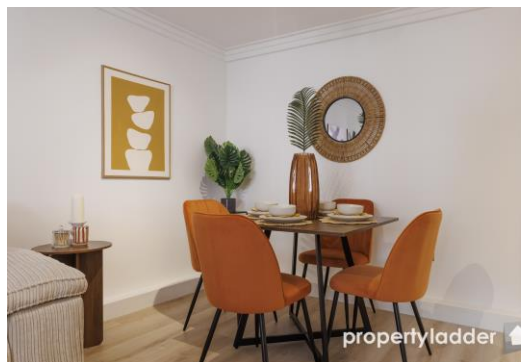


propertyladder



Yare court, Yarmouth Road, Norwich, NR7 0EF

Stylish Two Bedroom Ground Floor Riverside Apartment – No Onward Chain!

GUIDE PRICE £200,000 Leasehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

RIVERSIDE LIVING AT ITS FINEST!

Tucked away in a stunning riverbank setting in the ever-popular Thorpe St Andrew, this beautifully renovated two-bedroom ground floor apartment offers an exciting opportunity for buyers seeking style, comfort, and location.

Recently the subject of a thoughtful and stylish renovation programme, the property now boasts a fresh and modern interior throughout. Step into the bright and welcoming lounge/dining room, perfect for relaxing or entertaining, and enjoy the charm of the smartly fitted kitchen/breakfast room, complete with contemporary finishes and a view over the communal riverside gardens.

There are two well-proportioned bedrooms, a modern shower room, and plenty of storage space including a handy hallway cupboard. With fresh flooring, modern lighting, and a crisp, neutral décor palette, this apartment is truly move-in ready.



“providing direct access to the peaceful riverbank – ideal for enjoying sunny afternoons or watching boats go by”



Overview

- Beautifully Renovated Two-Bedroom Apartment
- Stylish, Modern Kitchen With Breakfast Area
- Bright And Spacious Lounge/Dining Room
- Contemporary Shower Room With Quality Fittings
- Allocated Off-Road Parking Space
- Attractive Communal Gardens On The Riverbank
- Offered With No Onward Chain



Location

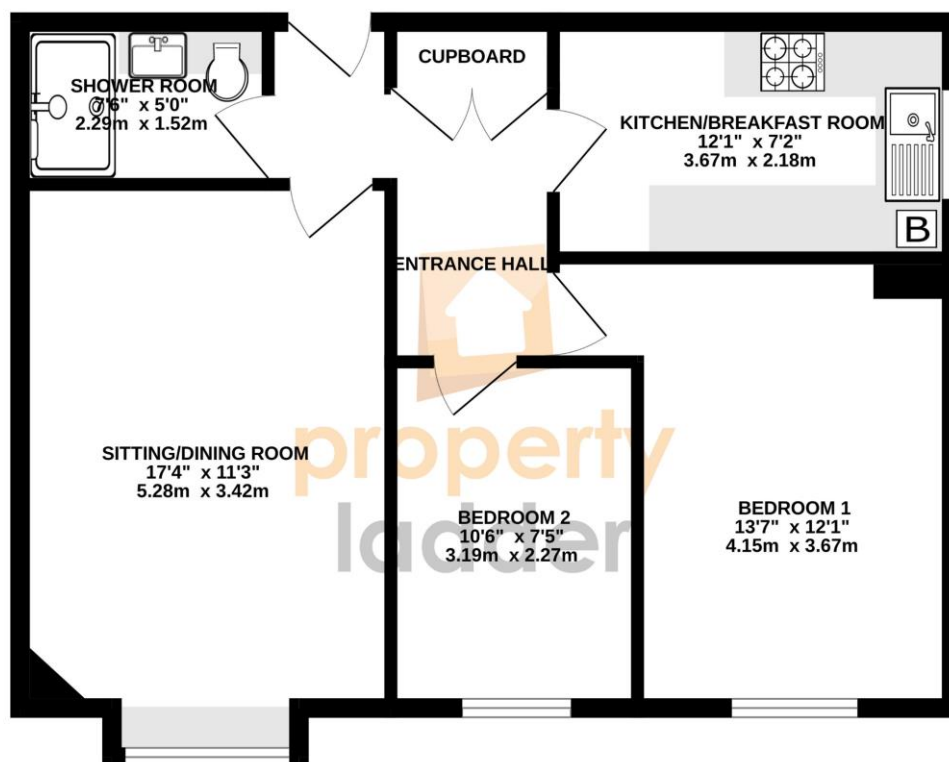
Situated in the highly desirable suburb of Thorpe St Andrew, just east of Norwich, this location offers a wealth of local amenities including well-regarded schools, a variety of shops, popular pubs and restaurants, and the picturesque River Green. Excellent transport links provide easy access to Norwich city centre, the A47, and Broadland Business Park, making it a convenient and well-connected place to call home.



Outside

Outside, the communal gardens are a delight, providing direct access to the peaceful riverbank - ideal for enjoying sunny afternoons or watching boats go by. You'll also benefit from an allocated parking space and no onward chain, ensuring a smooth and straightforward purchase process.

GROUND FLOOR
589 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.8 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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FULL EPC AVAILABLE UPON REQUEST

COUNCIL TAX BAND: B

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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PROPERTY
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GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

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