

LEASEHOLD

Apartment

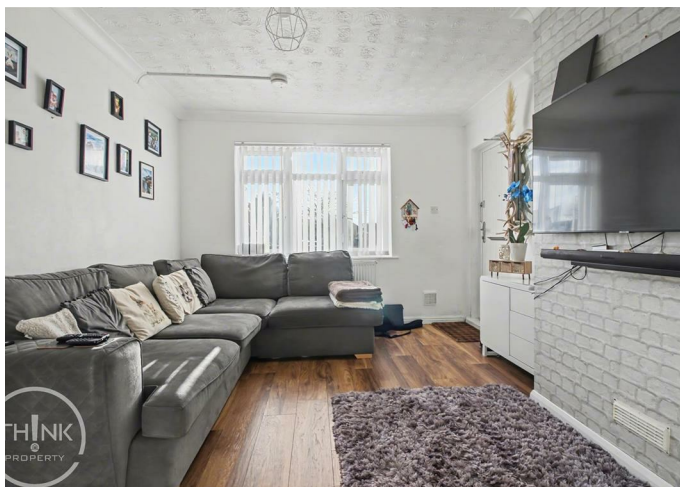
# 54 SHORNCLIFFE AVENUE, NORWICH, NR3 2HU

Price Guide

£130,000

## FEATURES

- TWO DOUBLE BEDROOMS
- GROUND FLOOR FLAT
- 120 YEAR LEASE
- PRIVATE REAR GARDEN
- NR3 LOCATION
- PERFECT FIRST PURCHASE



# 2 Bedroom Apartment located in Norwich

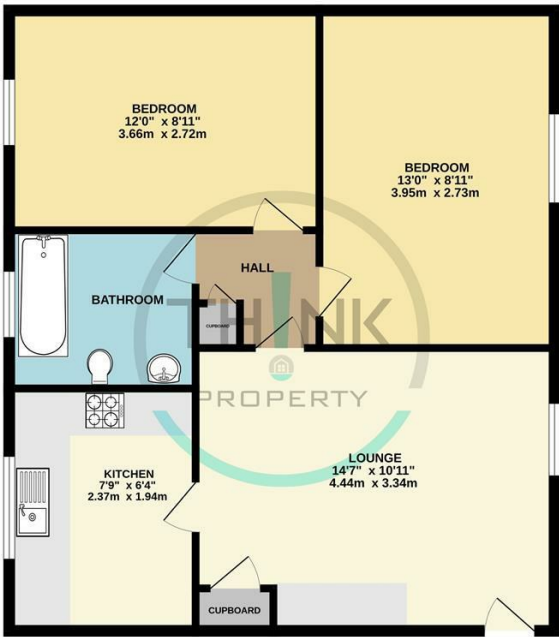
**\*\* IDEAL FIRST PURCHASE \*\*** Located in the popular NR3 location of Norwich this beautifully presented two-bedroom ground floor flat offers a delightful blend of comfort and convenience. Upon entering, you are welcomed by a communal entrance hall that leads you into a spacious lounge/diner, perfect for relaxation or entertaining guests. The flat features a well-appointed kitchen that is both functional and inviting, making meal preparation a pleasure.

The property boasts two generously sized double bedrooms, providing ample space for rest and personal belongings. A well-designed bathroom completes the accommodation, ensuring all your needs are met in this lovely home.

One of the standout features of this apartment is the private rear garden, which is laid to lawn, offering a serene outdoor space for gardening, relaxation, or enjoying a sunny day. Additionally, there is a front garden area that adds to the overall appeal of the property.

This flat is ideal for those seeking a comfortable living space in a desirable location, with easy access to local amenities and transport links. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy modern living in Norwich.

GROUND FLOOR

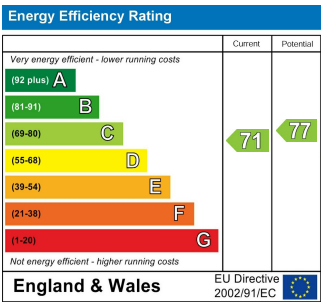


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as 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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