



3 Nursery Close, Norwich  
£180,000



## 3 Nursery Close

Norwich, Norwich

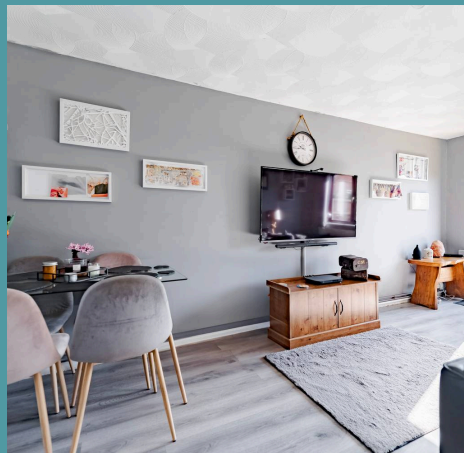
Ground-floor living with a valuable private garden sets this two-bedroom flat apart, offering an exceptional outdoor space to relax or entertain. The fully enclosed garden provides both privacy and security, making it a standout feature for anyone seeking a bit of outdoor freedom. Inside, the flat is modern and well-maintained, with a sleek kitchen and stylish bathroom that make for an easy move-in. A private garage and on-road parking add further convenience, offering ample storage space and secure parking. This property is the perfect choice for first-time buyers, downsizers, or investors looking for a home with both comfort and practicality.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







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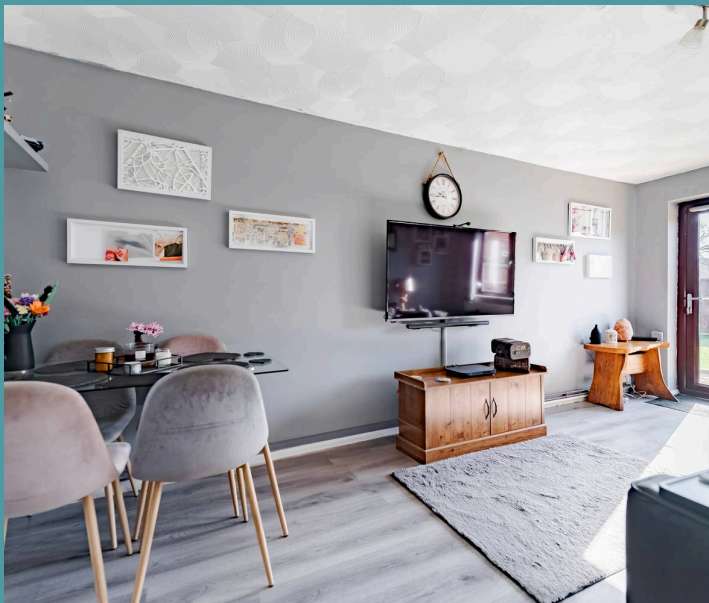
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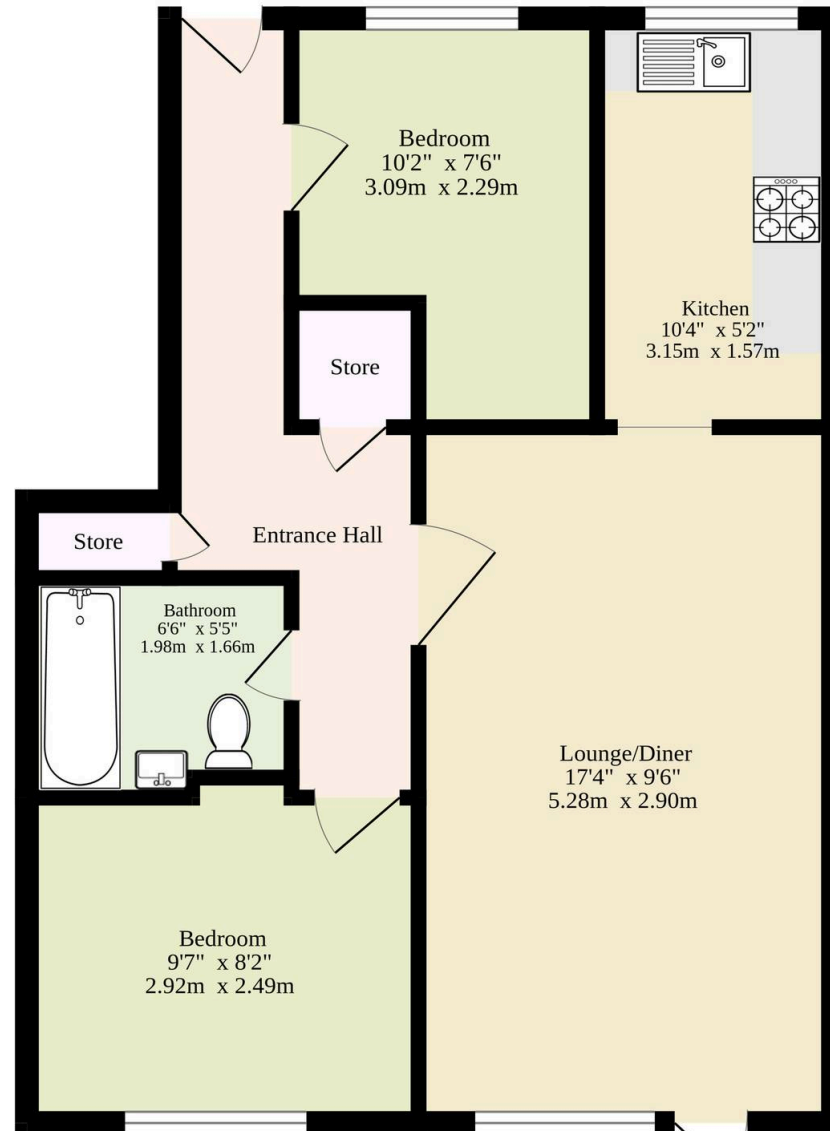
### The Location

The property boasts an excellent location in Hellesdon, ensuring access to a range of essential amenities for everyday living. Residents can easily enjoy the convenience of nearby shops, pubs, schools for all ages and healthcare facilities, making daily errands and necessities readily accessible. Additionally, with Tesco just a short stroll away and Asda a mere 2 miles distance, there are ample choices for grocery shopping in the vicinity.

Moreover, the property benefits from excellent transport connectivity, with frequent bus services commuting not only to Norwich's city centre but also extending to neighbouring areas like Taverham, Drayton, Fakenham, and beyond. This strategic placement provides residents with the ease and flexibility of travel, ensuring a well-connected and accessible living environment.



**Ground Floor**  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 475 sq.ft. (44.1 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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