



## 16 Brennewater Mews, Norwich

Guide Price £150,000 - £160,000



# 16 Brennewater Mews

## Norwich

Perfectly suited as a first-time buy or investment opportunity, is this first floor flat in the quiet location of Clover Hill, in the vibrant city of Norwich. Highlighting an open-plan sitting/dining room, a fitted kitchen, two double bedrooms and a bathroom. The flat benefits from a private garden that is well-maintained and off-road parking for convenience. With low payments and a host of appealing features, this flat is sure to capture the hearts of those in search of a home close to a wide range of amenities.

### Location

Located in the western part of Norwich, the NR5 postcode area offers a mix of residential neighbourhoods, green spaces, and convenient access to local amenities. It encompasses areas such as Bowthorpe, West Earlham, Colver Hill and parts of Earlham itself, making it popular with families, students, and professionals. The University of East Anglia is nearby, contributing to a vibrant, youthful atmosphere, while good transport links connect NR5 to Norwich city centre and beyond. With local shops, schools, parks, and healthcare services all within easy reach, NR5 is a well-rounded and accessible area within Norfolk's historic capital.







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Upon entering, you are greeted by an inviting open-plan sitting and dining room, thoughtfully designed to encourage relaxation and facilitate seamless entertaining. Natural light floods the room, creating a warm and welcoming ambience. The kitchen is fitted with an array of wall and base units that provide ample storage space for all your cooking essentials. Equipped with modern appliances, to be able to cook your favourite meals.

The flat features two double bedrooms, each designed to offer relaxation and privacy. The second bedroom has the flexibility to be a home office, snug or guest room, depending on your own requirements. The bathroom comprises of a three piece suite, including a bathtub with a new shower attachment, a hand wash basin and a toilet.

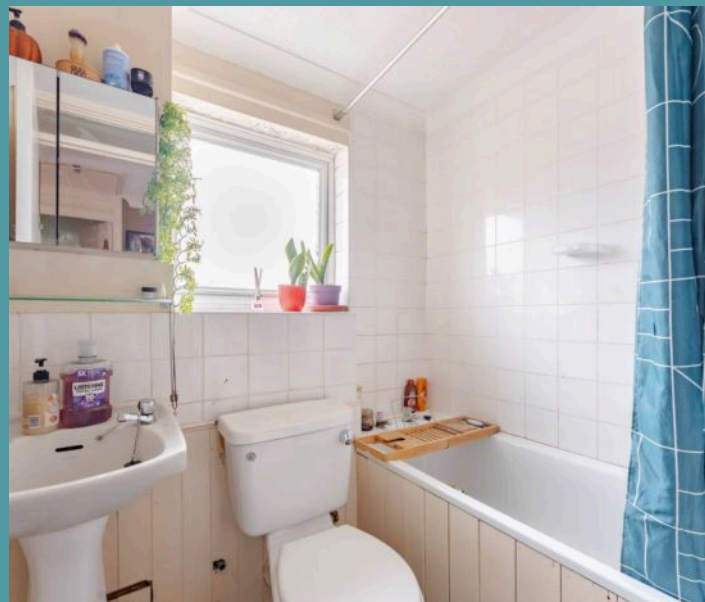
In addition to the indoor living spaces, the property flaunts a well-maintained private garden, to enjoy outdoor activities and enjoyment. Off-road parking is also available for convenience and ease.

### Agents note

Leasehold, with 96 years left on the lease.

Ground rent - £10 p/a.

Maintenance fee - £92.50 pcm.



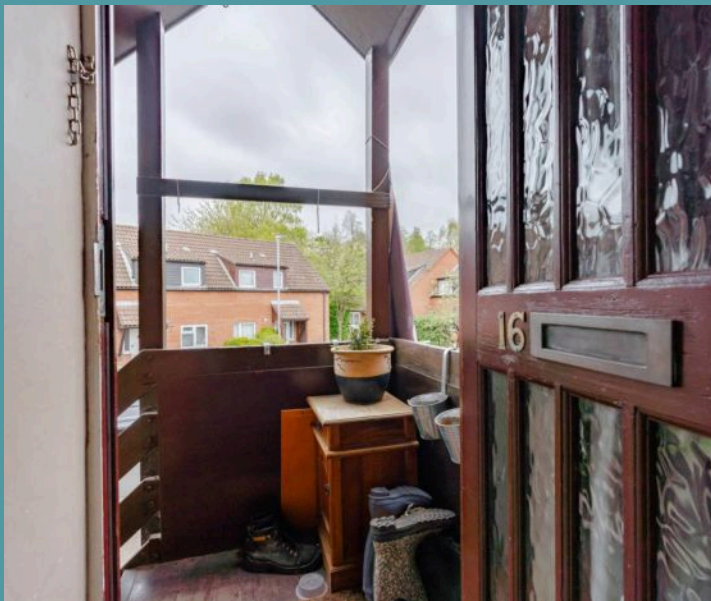




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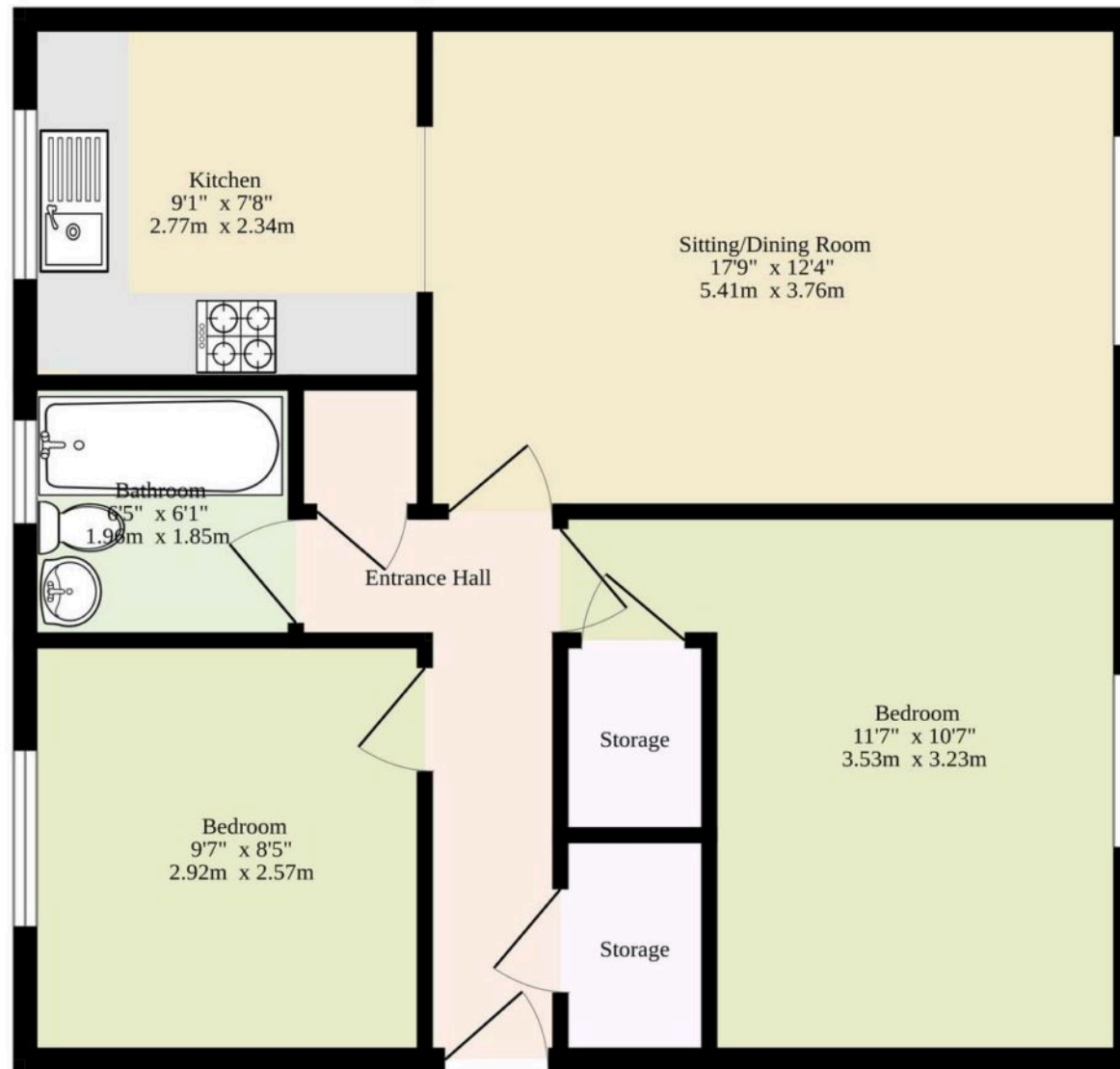
Norwich

- First floor flat in the area of Clover Hill, within the vibrant city of Norwich
- Perfect first time buy or investment purchase
- Low payments
- Open-plan sitting/dining room, inviting relaxation and entertaining
- Fitted kitchen with wall and base units, appliances and storage
- Two double bedrooms and a bathroom with a new shower attachment
- Private garden that is well-maintained
- Quiet location, in close proximity to green spaces, transport links, the University Of East Anglia and Norfolk and Norwich Hospital





595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 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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