

134 Heathgate, Norwich - NR3 1PW

£125,000 Leasehold

Introducing this three-bedroom maisonette, located in a desirable area with lovely views overlooking green spaces. This property offers a unique opportunity for both homeowners and investors. Featuring ample storage throughout, two balconies, a spacious lounge, a well-equipped kitchen, and generously sized bedrooms, it provides a practical and inviting living space. Completing the property is a family bathroom. With easy access to the city's amenities while offering a peaceful residential setting and excellent transport links, this maisonette is ideal for those seeking convenience and comfort.

Location

Heathgate is a well-connected area in Norwich, located in the Thorpe Hamlet ward, offering easy access to the city's amenities while providing a peaceful residential setting. With excellent transport links, including nearby bus routes and road access, residents can quickly reach the bustling city centre, just a short drive away. The location is also close to local shops, cafes, and schools, making it ideal for families and professionals alike. The nearby green spaces, including Mousehold Heath, provide a great escape, perfect for outdoor activities or simply relaxing. This area combines convenience with comfort, making it a highly desirable place to live.



Agents notes

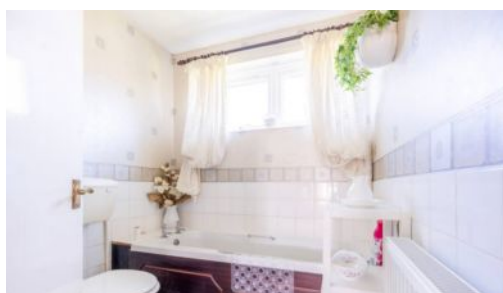
We understand that the property will be sold leasehold, connected to all mains services.

Years left on the lease: TBC

Maintenance- £54 per month, renewed yearly

Heating system- Gas Central Heating

Council Tax Band- A



Heathgate, Norwich

Upon entering through the entrance hall, you are immediately greeted by convenient storage cupboards to stow away belongings, ensuring a tidy and organised living space, setting the tone for the practicality that continues throughout the rest of the property.

Step through into the spacious, bright, and airy lounge, creating a welcoming atmosphere for both relaxation and entertainment. It has access to the outdoor balcony, ideal for enjoying fresh air and taking in the surrounding views.

As you pass through the brick archway, you enter the well-equipped kitchen, offering ample counter space and fitted cupboards for all your storage needs. The space is filled with natural light, creating a pleasant and inviting atmosphere. With tiled floors for easy upkeep, the kitchen is designed for practical everyday use.

Venturing to the upper floor, a storage cupboard on the landing offers additional space for belongings. Three generously sized bedrooms await, with two boasting built-in wardrobes for ample storage solutions. One of the bedrooms grants access to a second balcony, providing a private space to unwind. The flexible layout of the bedrooms allows for easy adaptation to suit different needs, whether as a guest room, home office, or family space.

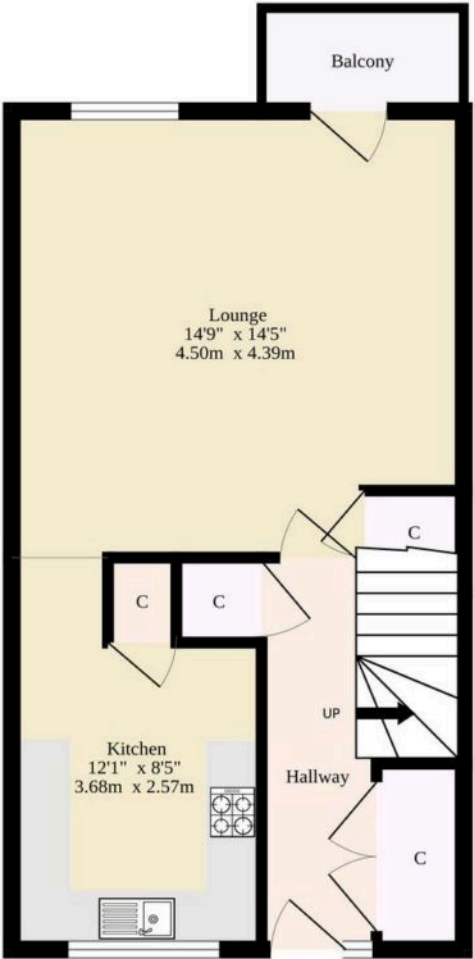
Completing the upper floor is the family bathroom, with partially tiled walls that offer both style and practicality for everyday use.

Residents can enjoy the benefits of double glazing throughout the property, providing a quiet and energy-efficient living environment. The electrics and heating system have also been recently upgraded.

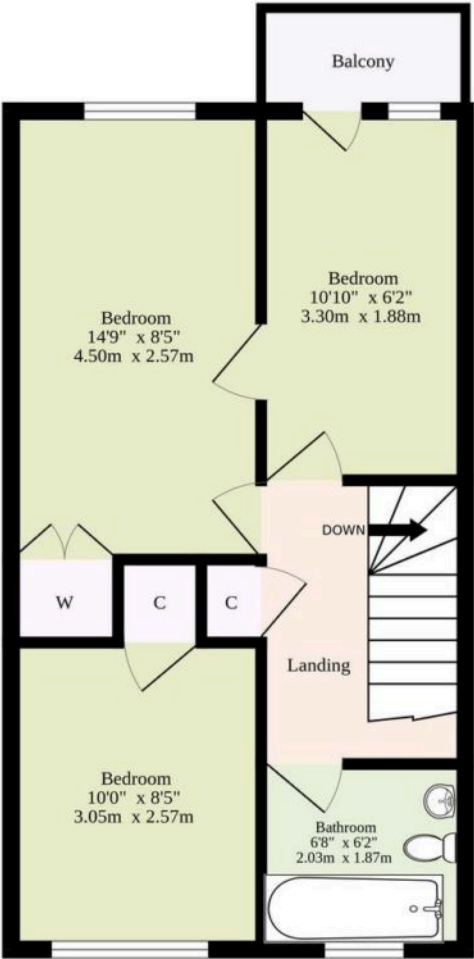
For those looking for an investment opportunity, our lettings team has provided an estimated rental value of £875 pcm. This would offer a yield of around 8.4 %. For further information, please contact our sales or lettings teams.



Ground Floor
430 sq.ft. (39.9 sq.m.) approx.



1st Floor
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 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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