



11 Bobbin Road, Norwich

£160,000 Leasehold

This highly desirable two-bedroom ground floor flat offers a practical and spacious living space, ideal for first-time buyers or investors. The property boasts a secure intercom entry, leading to a bright and inviting lounge with large windows that fill the room with natural light. Both bedrooms are generously sized, offering flexibility for various uses, and the kitchen is equipped with ample storage and space for essential appliances. The flat also features a well-appointed bathroom, allocated off-road parking, and access to communal gardens, providing convenience and outdoor relaxation. With no onward chain, this ground floor flat presents a fantastic opportunity for those seeking a move-in-ready home or a buy-to-let investment.

Located in a prime area of Norwich, Bobbin Road offers an exceptional combination of convenience and accessibility. Residents have easy access to a variety of local amenities, including a nearby Tesco, making everyday shopping straightforward. The area is also well-served by excellent schools within walking distance, making it an ideal location for families. For outdoor enthusiasts, nearby green spaces provide ample opportunity for relaxation, walks, and pet-friendly activities.

Commuters will appreciate the access to the Northern Distributor Road (NDR), which provides seamless travel, while the city centre is just a short distance away, offering an even wider range of amenities, services, and transport links. Bobbin Road truly offers a balanced living experience with everything you need within reach.



This well-presented two-bedroom ground floor flat offers a practical and comfortable living space, ideal for first-time buyers or investors. The property features a secure intercom entry system, leading into a spacious entrance hall. The lounge is generous in size, with multiple large windows allowing natural light to fill the room, creating a bright and inviting atmosphere. The kitchen is equipped with a range of wall and base units, a sink and drainer



Both bedrooms are well-proportioned, with the master bedroom offering plenty of space for furniture and storage, while the second bedroom can serve as a versatile guest room, home office, or additional living area. The bathroom is well-appointed with a panelled bath, shower over, low-level WC, and a hand wash basin, offering everything needed for day-to-day use.

Outside, the flat benefits from an allocated off-road parking space, providing convenience for residents. There are also communal gardens, providing a pleasant outdoor space to relax or enjoy. Double glazing and electric heating throughout ensure the property is comfortable and energy-efficient.

Offered with no onward chain, this ground floor flat presents an excellent opportunity for those seeking a move-in-ready home or a buy-to-let investment. With its spacious living areas, off-road parking, and low-maintenance features, this property is sure to appeal to a wide range of buyers.

Agents Note

Sold Leasehold (130 years remaining)

Connected to mains electricity, water and drainage.

Maintenance: £169 p/a

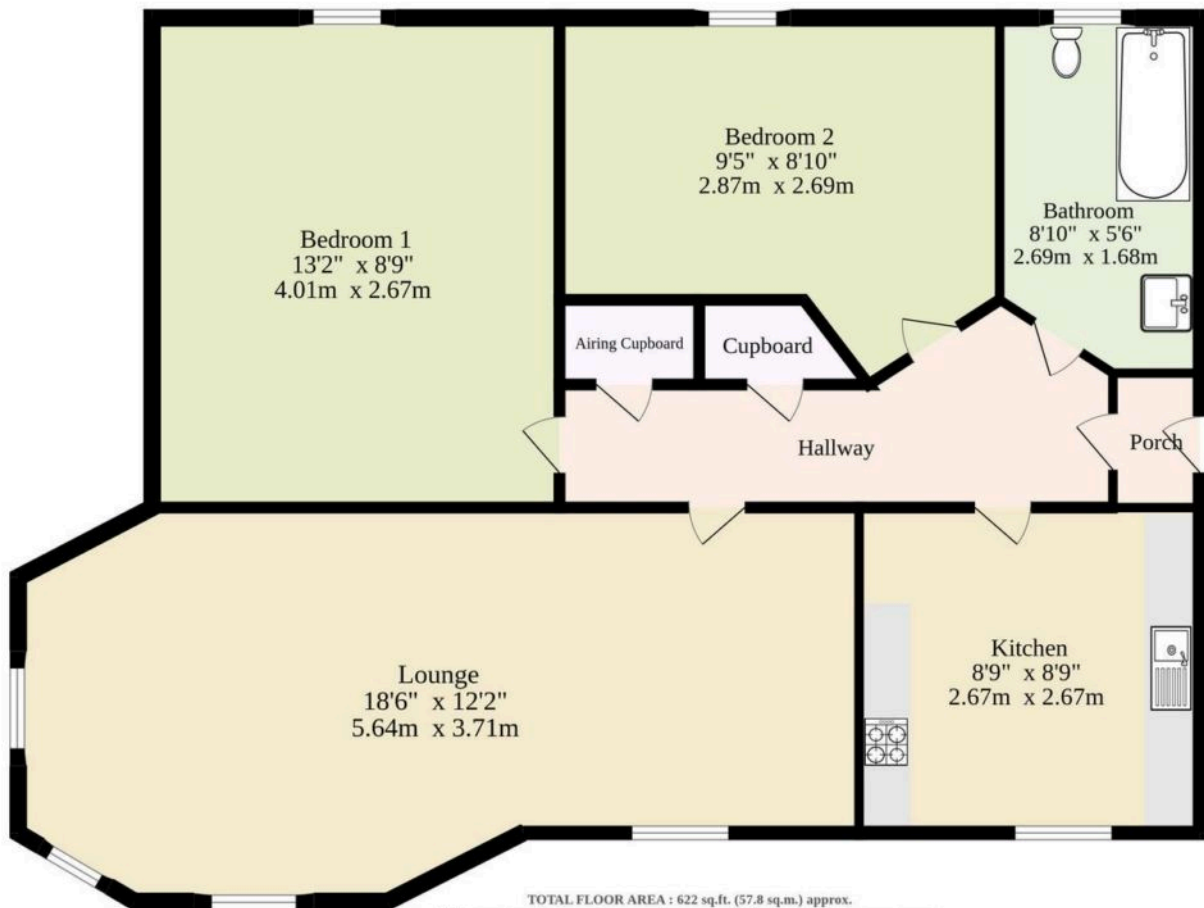
Ground Rent: £1,503p/a

Council Tax band: B

Tenure: Leasehold



622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 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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