



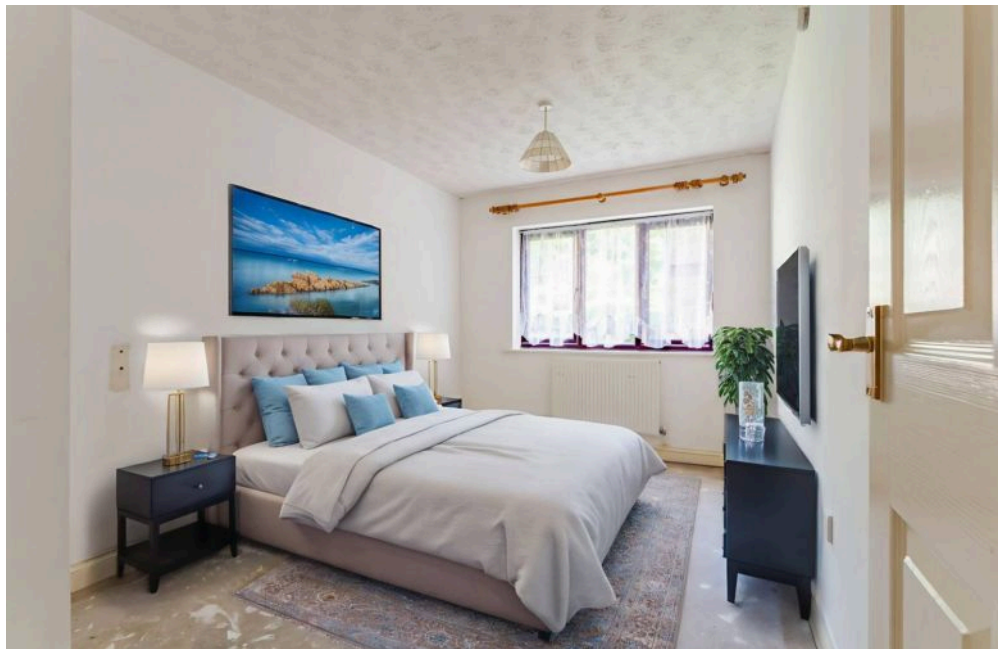
48 Scott Road, Norwich - NR1 1YR

£100,000 Leasehold

Situated in a sought-after location within easy reach of Norwich train station and local amenities, this well-proportioned ground-floor flat presents a great opportunity for first-time buyers. The property features a spacious double bedroom, a light-filled lounge/diner with a double aspect, a fitted kitchen with integrated appliances, and allocated off-road parking on a shared driveway. Offered with no onward chain, it provides a practical layout and the potential to personalise the interiors to suit your own taste and lifestyle.

Location

Scott Road sits in a well-connected area just to the southeast of Norwich city centre, offering excellent access to everyday amenities, public transport, and green spaces. The nearby Riverside development provides a range of shops, supermarkets, cafés, and a cinema, while Norwich train station is within easy reach, ideal for commuting or leisure travel. Whitlingham Country Park is also close by, offering walking trails, water activities, and scenic views. The area benefits from good local schools, health services, and regular bus routes, making it a practical choice for families and professionals alike. This location suits those who value both urban convenience and outdoor lifestyle opportunities.



Agents notes

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

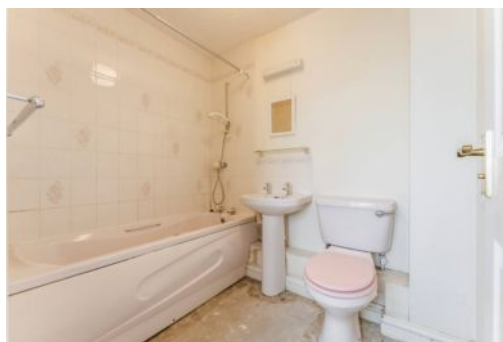
Approximately 88 years remaining on the lease

Combined maintenance and ground rent of £82 per month

Heating system- Gas Central Heating

Council Tax Band- B

Some images may include virtual staging for illustrative purposes only



Scott Road, Norwich

Step into the entrance hall where you'll find a conveniently located storage cupboard, ideal for coats, shoes, and everyday essentials. From here, make your way into the generous and light-filled lounge/diner. With a double aspect, this inviting space feels open and airy, offering plenty of room for both relaxing and entertaining, with great potential to put your own stamp on it.

The kitchen is well-proportioned and thoughtfully laid out, featuring fitted units, an integrated gas hob and oven, plumbing for a washing machine, and a good amount of natural light, making it a practical space to cook.

The bedroom is a spacious double with ample room for wardrobes and bedside furnishings, while natural light enhances its welcoming feel.

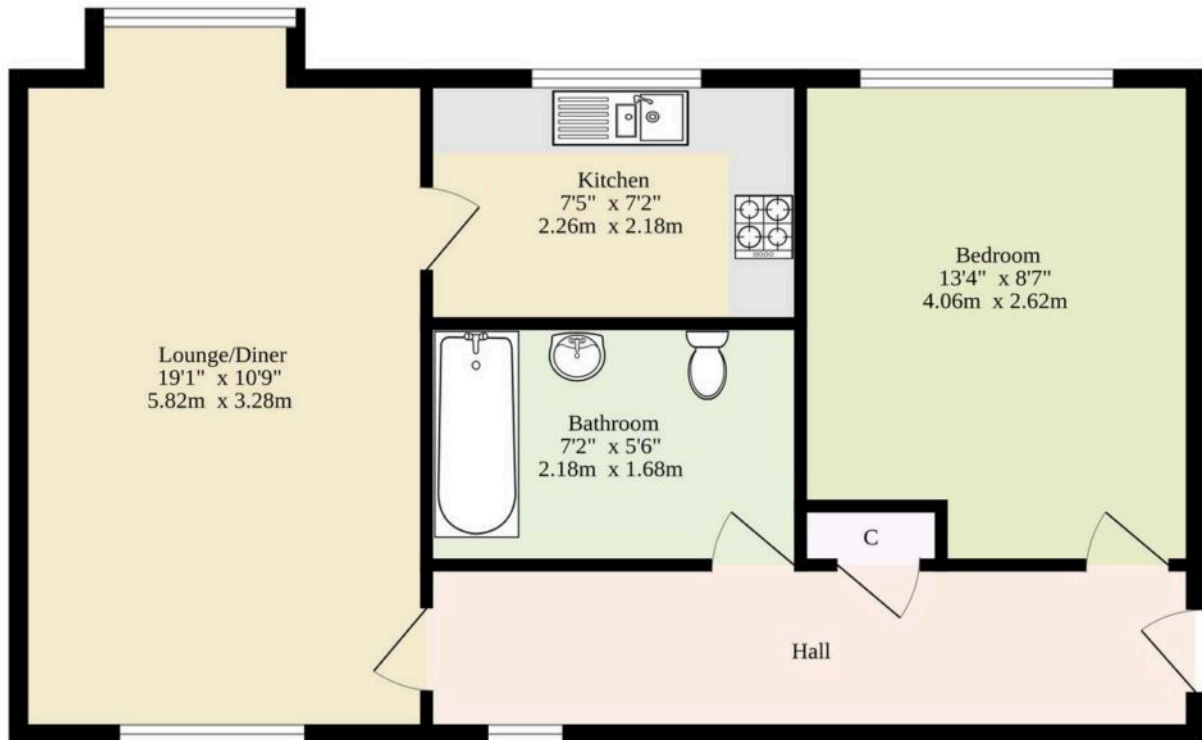
Completing the interior is a bathroom fitted with a bath and shower over, along with a wash basin and WC. The property also benefits from double glazing throughout.

Outside, there are well-maintained communal gardens offering shared green space for residents to enjoy.

Allocated off-road parking is provided on a shared driveway, adding convenience for daily living.



Ground Floor
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 559 sq.ft. (51.9 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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