



19 Briar Court Guardian Road, Norwich

Norwich



Minors & Brady

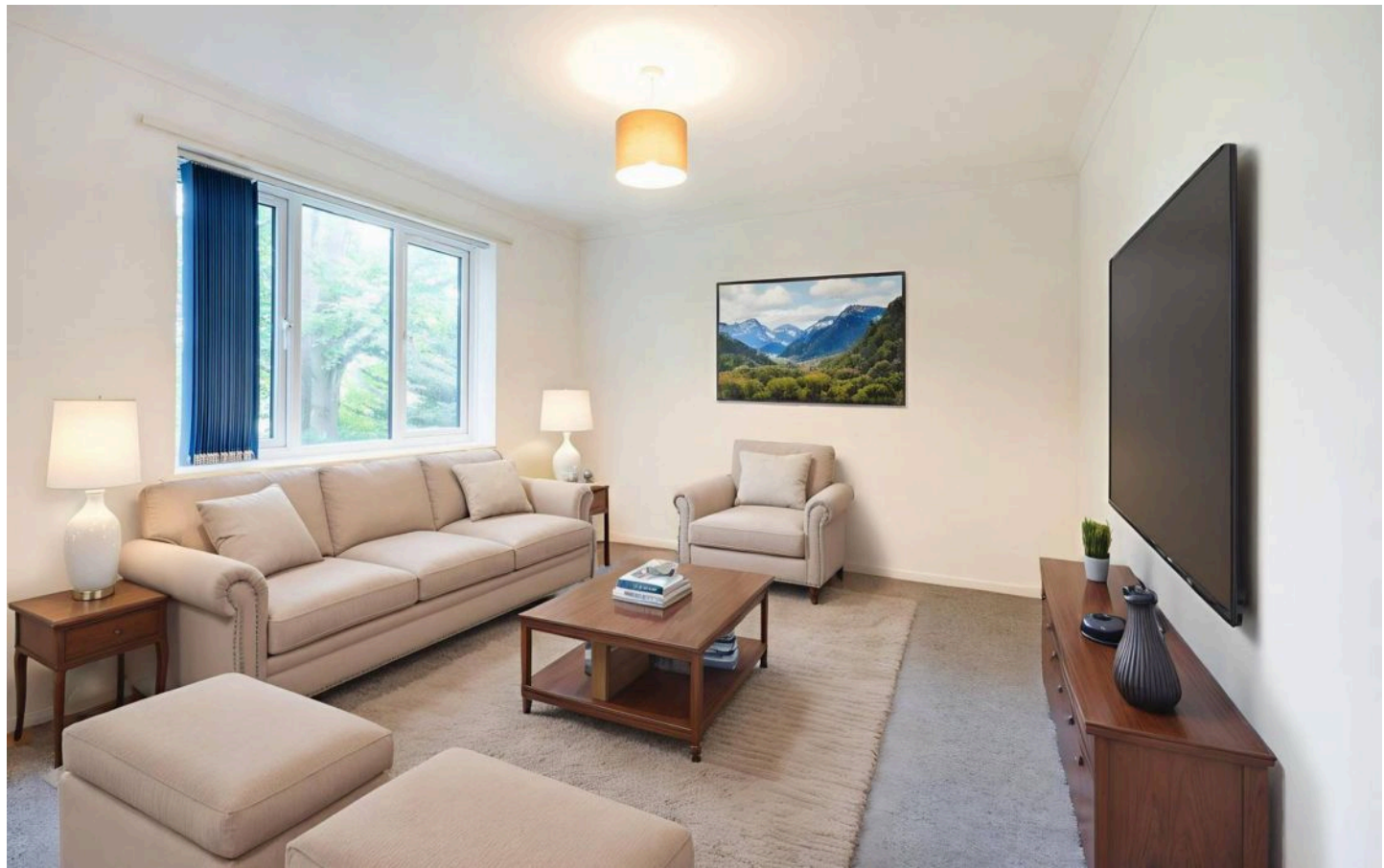


# 19 Briar Court Guardian Road

Norwich

This one-bedroom first floor flat in Briar Court, Guardian Road, offers a fantastic opportunity in the popular NR5 area of Norwich. Ideally located near the University of East Anglia and Norfolk and Norwich University Hospital, it is perfect for first-time buyers, investors, or those looking to downsize. The property features a bright lounge/diner, a practical kitchen, a spacious double bedroom, and a modern bathroom. Benefits include double glazing, electric heating, a long lease, and no onward chain for a smooth purchase. Outside, residents enjoy communal gardens and convenient off-road parking. Situated close to local amenities, green spaces, and excellent transport links, this home combines comfort with a prime location.

- One-bedroom first floor flat in a quiet cul-de-sac location
- Highly sought-after NR5 postcode, close to UEA and Norfolk & Norwich University Hospital
- Bright and spacious lounge/diner with large UPVC window
- Well-proportioned kitchen with space for appliances
- Generous double bedroom with electric heating
- Double glazing throughout for energy efficiency
- Long lease of approximately 168 years remaining
- No onward chain, ready for immediate occupation
- Communal gardens and off-road resident parking for convenience



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## 19 Briar Court Guardian Road

Briar Court, Guardian Road, Norwich

This well-presented one-bedroom first floor flat is located in a quiet cul-de-sac within the highly desirable NR5 area of Norwich. Perfectly positioned for easy access to the University of East Anglia and the Norfolk and Norwich University Hospital, this property offers an excellent opportunity for first-time buyers, investors, or those looking to downsize.

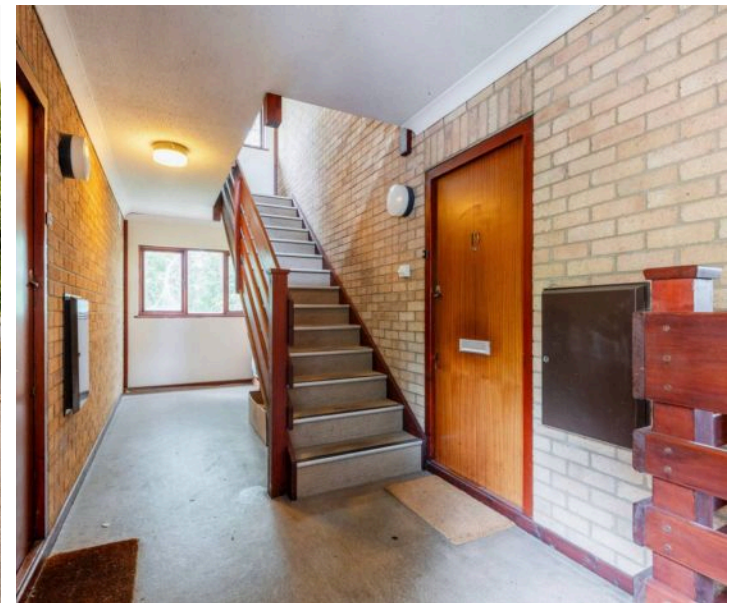
The flat benefits from a long lease, double glazing, and electric heating. Offered with no onward chain, it's ready for immediate occupation.

The property comprises an entrance hall with two storage cupboards, leading to a generous lounge/dining area with a large UPVC window providing plenty of natural light. The kitchen is well-proportioned, featuring a range of base units, a single sink, and space for appliances including a cooker, fridge, and freezer.

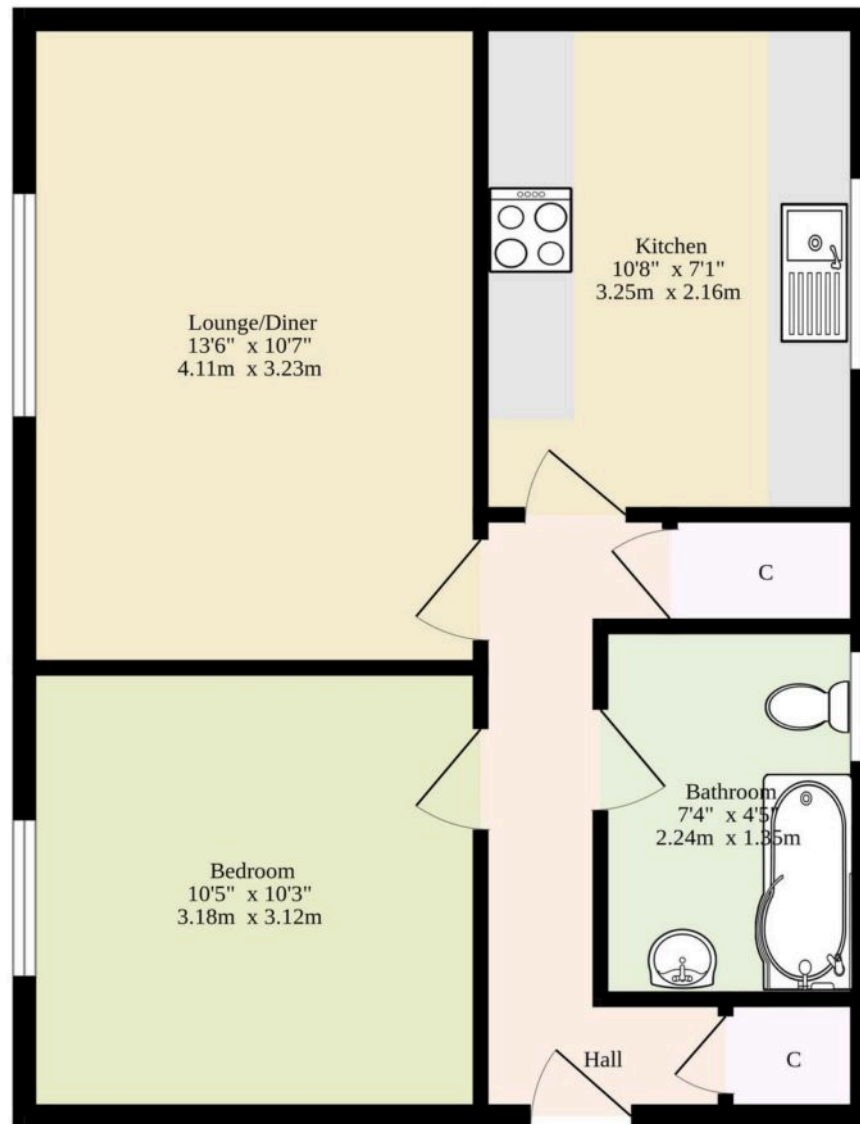
The double bedroom offers ample space for furnishings, complemented by an electric radiator and a bright outlook. The bathroom is fitted with a low-level WC, hand wash basin, and a bath with an electric shower over.

Residents benefit from well-maintained communal gardens and off-road parking, adding convenience and appeal to this charming home.

This flat represents an ideal purchase for anyone seeking a property in a sought-after location with strong rental potential, close to local amenities, parks, and transport links.



Ground Floor  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 451 sq.ft. (41.9 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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