



85 Templemere, Norwich

Norwich



Minors & Brady

85 Templemere

This ground floor flat presents an excellent opportunity for first-time buyers or investors seeking a well-located and accessible home. It offers two spacious double bedrooms, ideal for a small family, couple, or professionals. The layout includes an entrance hall, a bright lounge/diner, a functional kitchen, and a family bathroom. The private rear garden, mainly laid to patio, provides an inviting space for outdoor relaxation or entertaining. An en-bloc garage adds convenience for parking or storage. The property is offered with no onward chain for an easy purchase. While move-in ready, it also allows scope for modernisation to add personal style and value.

- Sold with no onward chain, ensuring a smoother buying process for prospective owners
- Convenient ground floor flat offering step-free access, ideal for all ages and mobility levels
- Two good sized double bedrooms providing comfortable living space for couples, families, or sharers
- Bright and airy lounge/diner creating a welcoming environment for relaxation or entertaining guests
- Practical and well-designed kitchen offering plenty of potential for personal upgrades or modernisation

- **Agents Note**

Sold Leasehold

Connected to mains water, electricity and drainage

Lease: 947 years remain

Ground Rent & Maintenance: £700 combined and paid annually



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The Location

Templemere is ideally situated within the highly sought-after NR3 area, a vibrant and up-and-coming part of the city that continues to attract a mix of professionals, families, and investors. The neighbourhood benefits from being within easy reach of the city centre, offering quick access to an excellent range of amenities, shopping facilities, restaurants, and entertainment options.

The area is also home to the beautiful Grade II listed Waterloo Park, a local favourite featuring landscaped gardens, a café, and open green spaces perfect for leisurely walks and outdoor activities.

Residents of Templemere enjoy a strong sense of community and a great mix of independent shops, traditional pubs, antique stores, and cafés, creating a lively and welcoming atmosphere. The location also offers excellent transport connections, with frequent bus services into the city and easy access to the ring road and the Northern Distributor Road (NDR), making commuting or travelling around the region simple and convenient.



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Templemere, Norwich

This ground floor flat offers a fantastic opportunity for first-time buyers or investors looking for a comfortable home in a convenient location. Being on the ground floor, it's ideal for those seeking easy accessibility with no climbing of stairs—perfect for all ages and mobility levels.

The flat features two spacious double bedrooms, providing ample space for a small family, couple, or professional sharers. The accommodation is well laid out and comprises an entrance hall, a bright and airy lounge/diner, a practical kitchen, two double bedrooms, and a family bathroom.

To the front of the property, there is a path leading to the entrance, bordered by a maintained lawn area. At the rear, the property benefits from a fully enclosed private garden, mainly laid to patio—offering a perfect space for outdoor relaxation, gardening, or entertaining.

The flat also comes with an en-bloc garage, providing secure parking or additional storage space. The property is offered with no onward chain, making for a smooth and straightforward purchase.

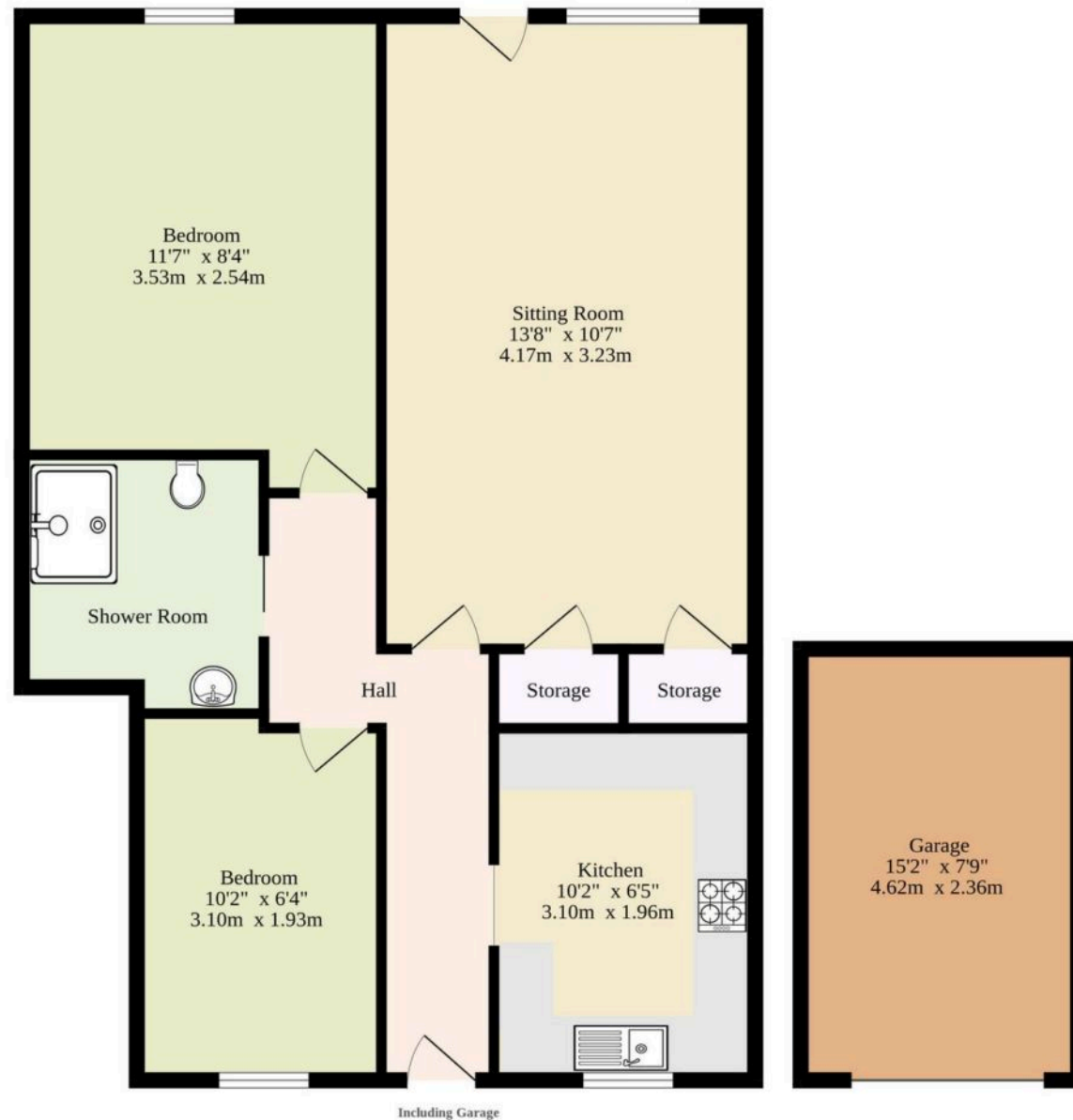
While the home is well presented, some modernisation may be beneficial, allowing buyers to add their own personal touch and enhance its full potential.

Viewings are highly recommended to fully appreciate the space, layout, and opportunity this flat offers. Don't miss out on the chance to secure this well-positioned, accessible property—perfect as a first home or a smart investment.

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Ground Floor
640 sq.ft. (59.5 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 640 sq.ft. (59.5 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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Dreaming of this home? Let's make it a reality



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

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