



110 Old Palace Road, Norwich

Norwich



Guide Price **£155,000**  
Minors & Brady

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- Guide Price: £155,000-£165,000
- Fully refurbished ground-floor flat, offering a modern and ready-to-move-in home in the city of Norwich
- Just a short walk from the vibrant centre of Norwich with easy access to local amenities and public transport links
- Suitable for first-time buyers, professionals or investors!
- Brand-new gas central heating system in 2024
- The kitchen includes a wide range of storage units and fully integrated appliances such as a washing machine, dishwasher, fridge, freezer, oven, and hob with extractor
- 18ft sitting and dining room overlooks communal green space through large sliding doors, allowing natural light to fill the room
- Two bedrooms that are well-proportioned and feature built-in storage
- The shower room has been fully updated with floor-to-ceiling tiling, a modern shower tray with glass screens, a toilet, and a tall heated towel rail
- External and internal storage options provide additional practicality for day-to-day living



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Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



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Guide Price: £155,000-£165,000. Fully refurbished and ready to move into, this ground floor flat offers a bright, modern home just a short walk from the heart of Norwich. The spacious 18ft sitting and dining room, with sliding doors overlooking communal green space, is perfect for relaxing or entertaining, while the modern kitchen with integrated appliances makes everyday living easy. Two well-sized bedrooms with built-in storage and a fully tiled, updated shower room provide comfort and practicality, and a brand-new boiler, just one year old, ensures warmth and efficiency throughout. Set back from the street with a welcoming lawn frontage and extra storage both inside and out, this flat is ideal for first-time buyers seeking a convenient city location, investors looking for a ready-to-rent property, or professionals wanting a low-maintenance home close to everything Norwich has to offer.

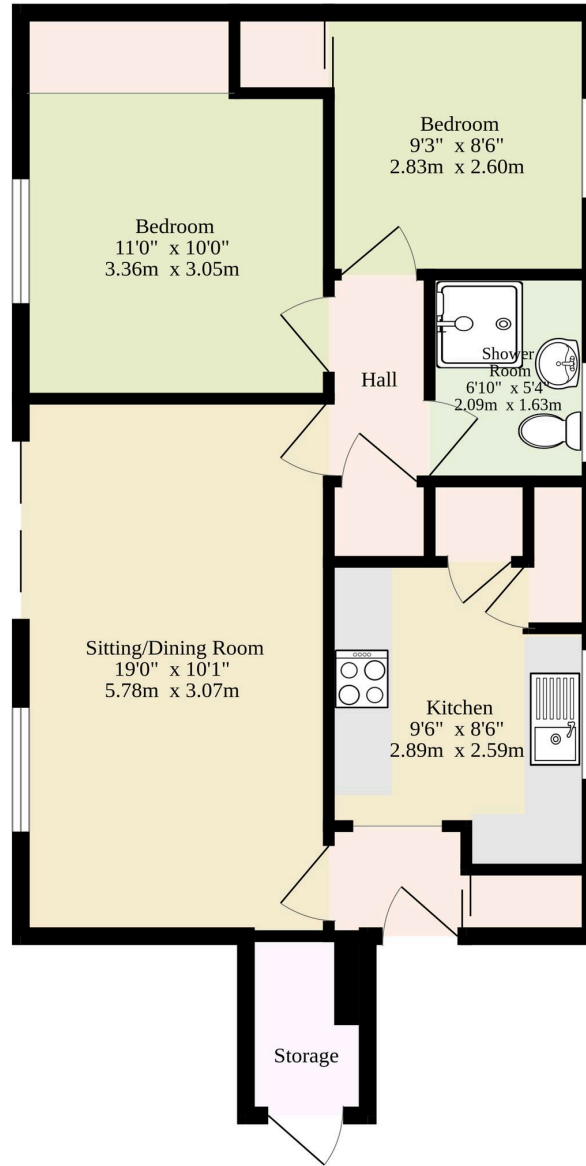
## Location

Old Palace Road lies in the NR2 area of Norwich, just under two miles west of the historic city centre, making it within easy reach of central amenities while retaining a quieter residential feel. The road sits close to Unthank Road and Earlham Road, which host a mix of independent shops, cafés, and local services, providing everyday convenience without needing to travel far. The main shopping streets of Norwich, including St. Stephen's Street, Prince of Wales Road, and the historic Elm Hill area, are a short bus ride or a 15-20 minute cycle from the road.

Public transport is readily accessible: several bus routes run along the surrounding roads, connecting residents to the city centre, universities, and key employment areas. Norwich railway station, approximately two miles away, offers regional and national connections, while Norwich Airport, around three miles east, provides domestic and limited European flights



Ground Floor  
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.9 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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