



52 Rider Haggard Road, Norwich

Norwich



Minors & Brady

## 52 Rider Haggard Road

Situated on the first floor, this flat offers upgraded touches throughout and low annual costs, making it an attractive option for modern living. Accessed via a private entrance, the renovated hallway with mosaic-style flooring sets a welcoming tone. The open-plan sitting and dining room features a dual-aspect layout and hard wooden floors, bathing the space in natural light. A Crittall-style sliding door leads to a newly fitted kitchen with a modern gas cooker and oven, perfect for practical, stylish cooking. The property includes two spacious double bedrooms and a contemporary bathroom designed to meet current standards. Outside, the rear garden with a brick-built outbuilding provides storage and the opportunity to create a personalised outdoor space.

- First-floor flat with a private entrance for added privacy
- Upgraded interior with renovated hallway and mosaic-style flooring
- Open-plan sitting and dining room with dual-aspect layout and natural light
- Hard wooden flooring throughout the main living area
- Crittall-style sliding door connecting living space to the kitchen
- Newly fitted kitchen with modern gas cooker and oven
- Recently installed boiler for energy efficiency
- Two generous double bedrooms suitable for comfortable living
- Modern bathroom ready to contemporary standards
- Brick-built outbuilding, ideal for storage and personalisation
- 84 years remain on the lease for the property.

Ground rent: £10 paid annually.

Maintenance: £125 paid annually.





M&B

### The Location

Heartsease is a well-established and much-loved residential area located to the east of Norwich city centre, offering a friendly community atmosphere and a great sense of convenience. With Thorpe St. Andrew just nearby, residents enjoy easy access to a wider range of amenities while still benefiting from the quieter, more residential feel that makes Heartsease so appealing.

The area provides an excellent selection of local shops, cafés, and essential services, with further shopping and leisure options available at nearby Sainsbury's and the Riverside Retail Park. Local independent businesses contribute to the welcoming, village-like character of the community.

Education is well catered for, with a number of schools within easy reach, and Thorpe St. Andrew School and Sixth Form offering well-regarded learning opportunities just a short distance away.

Green spaces and parks in and around Heartsease provide plenty of opportunity for outdoor relaxation, dog walking, and family time, while riverside walks through Thorpe St. Andrew and along the River Yare are only a short journey away.

Transport links are another strong point, regular bus services and good road connections make it simple to reach Norwich city centre and surrounding areas, including Thorpe St. Andrew and the Norfolk Broads.

### Agents Note

The vendor has stated that parking is on-street. Buyers are responsible for verifying parking availability, restrictions, and compliance with local regulations prior to purchase.

This property will be sold leasehold and connected to mains water, electricity, gas and drainage.



## 52 Rider Haggard Road

### Rider Haggard Road, Heartsease

This first-floor flat presents a fantastic opportunity to create a home in a convenient and well-connected area, with the added benefit of low annual costs. The property boasts a spacious interior with excellent potential for modern living.

Accessed via a private entrance, the renovated hallway features beautiful mosaic-style flooring throughout, leading up to the first floor. The open-plan sitting and dining room is a real highlight, with a dual-aspect layout and hard wooden flooring that fills the space with natural light.

A Critall-style sliding door seamlessly connects the sitting room to the newly fitted kitchen, complete with a new gas cooker and oven, offering a modern, practical cooking space. A recently installed wall-mounted boiler ensures energy efficiency throughout the home.

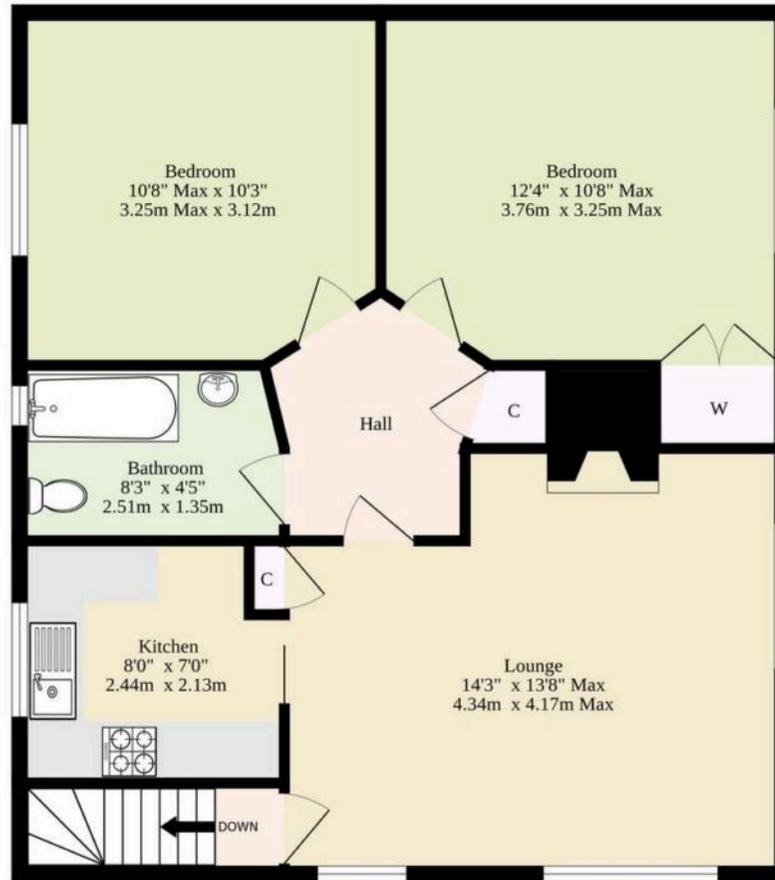
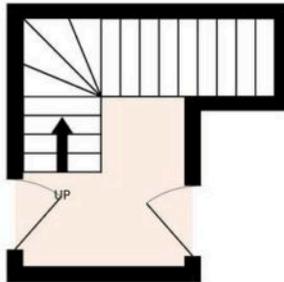
The accommodation includes two generous double bedrooms and a modern bathroom, ready to meet contemporary standards.

Outside, the rear garden is laid mainly to lawn and includes a brick-built outbuilding, offering storage and the opportunity to personalise the outdoor space to your taste. Ideal for first-time buyers or investors, this flat combines stylish living areas, low running costs, and a central location with the chance to move in and enjoy modern comforts.



Ground Floor  
62 sq.ft. (5.8 sq.m.) approx.

First Floor  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (60.9 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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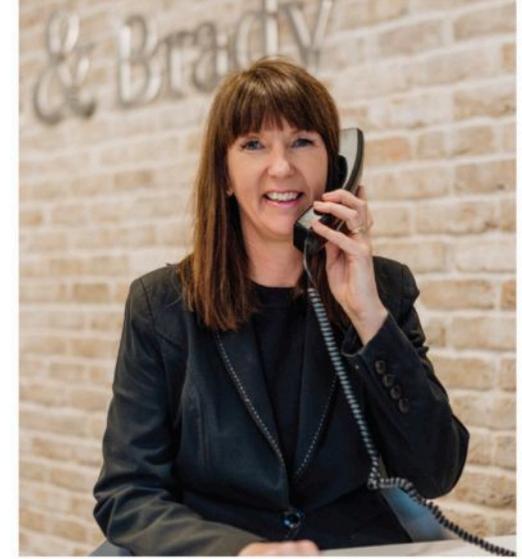
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*Your home, our market*



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