



118 West Pottergate, Norwich

Norwich



Minors & Brady

118 West Pottergate

Norwich, Norwich

Situated within easy reach of Norwich city centre, this well-proportioned two-bedroom flat offers a practical layout, generous storage, and a low-maintenance living environment. Offered with no onward chain, the property presents a straightforward purchase and is well-suited to first-time buyers or investors looking for a conveniently located home.

The balance of internal space and accessible location makes it a strong option for those seeking both comfort and convenience.



118 West Pottergate

Norwich, Norwich

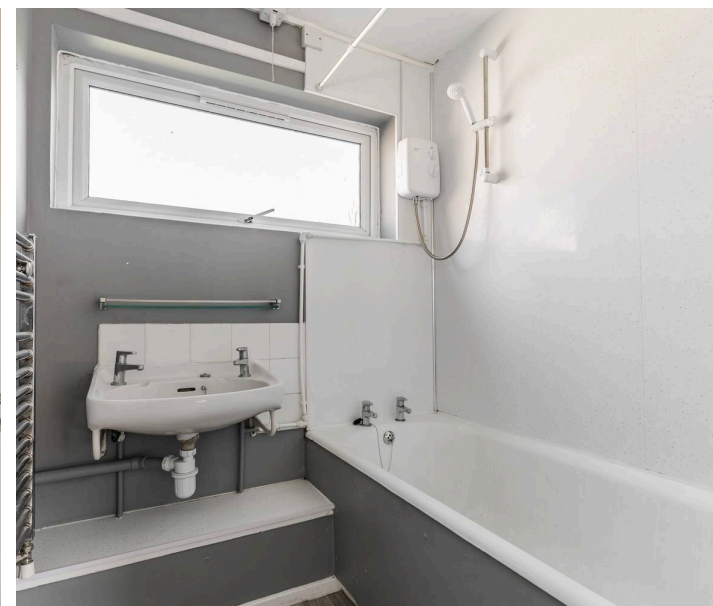
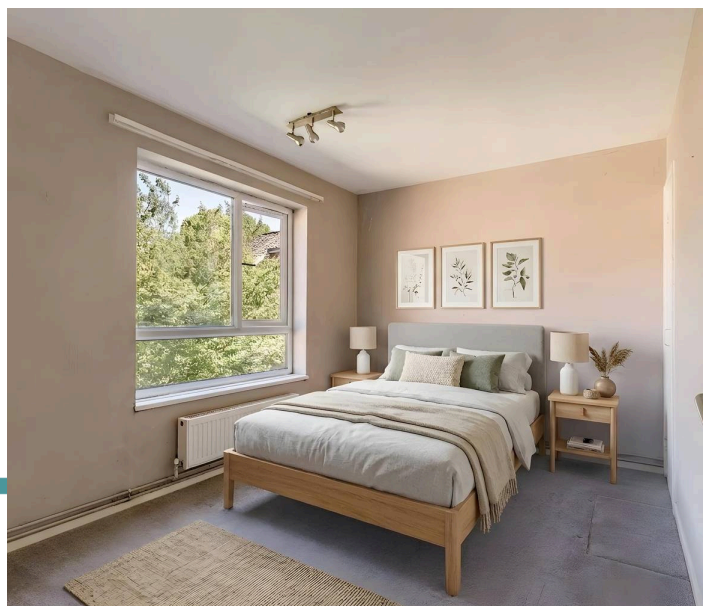
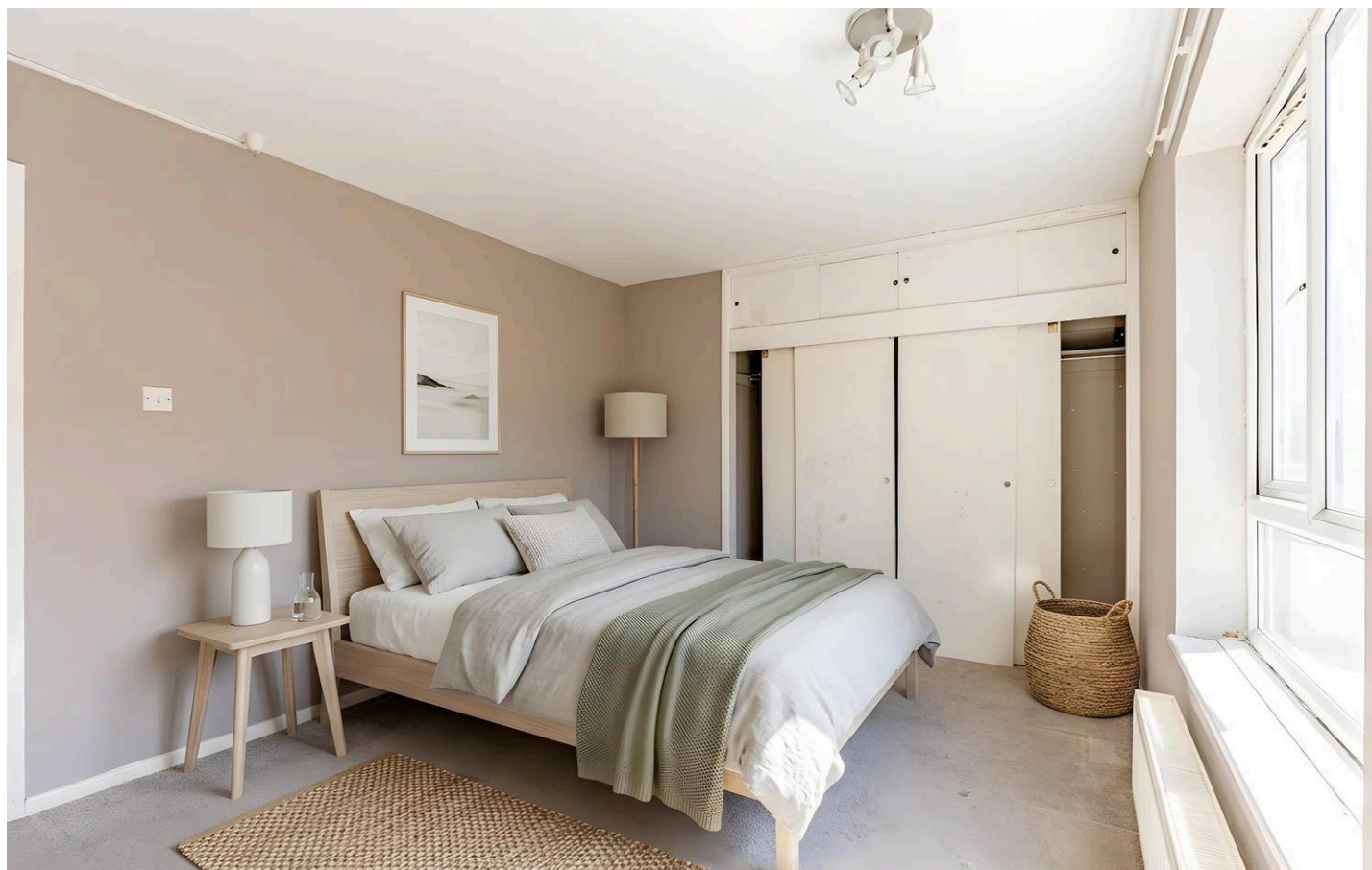
- Guide price: £150,000 - £160,000
- Chain free two bedroom flat, ideal for a straightforward purchase
- Well proportioned lounge and dining area providing a spacious and versatile main living space
- Separate kitchen with good storage and practical layout for everyday use
- Two bedrooms positioned off the hallway, offering comfortable accommodation
- Shower room with convenient access from the main hall
- Useful outside shed providing additional external storage space
- Well suited to first time buyers or investors seeking a property in a popular location
- Located within easy reach of Norwich city centre, local amenities, and transport links

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



M&B

118 West Pottergate

Norwich, Norwich

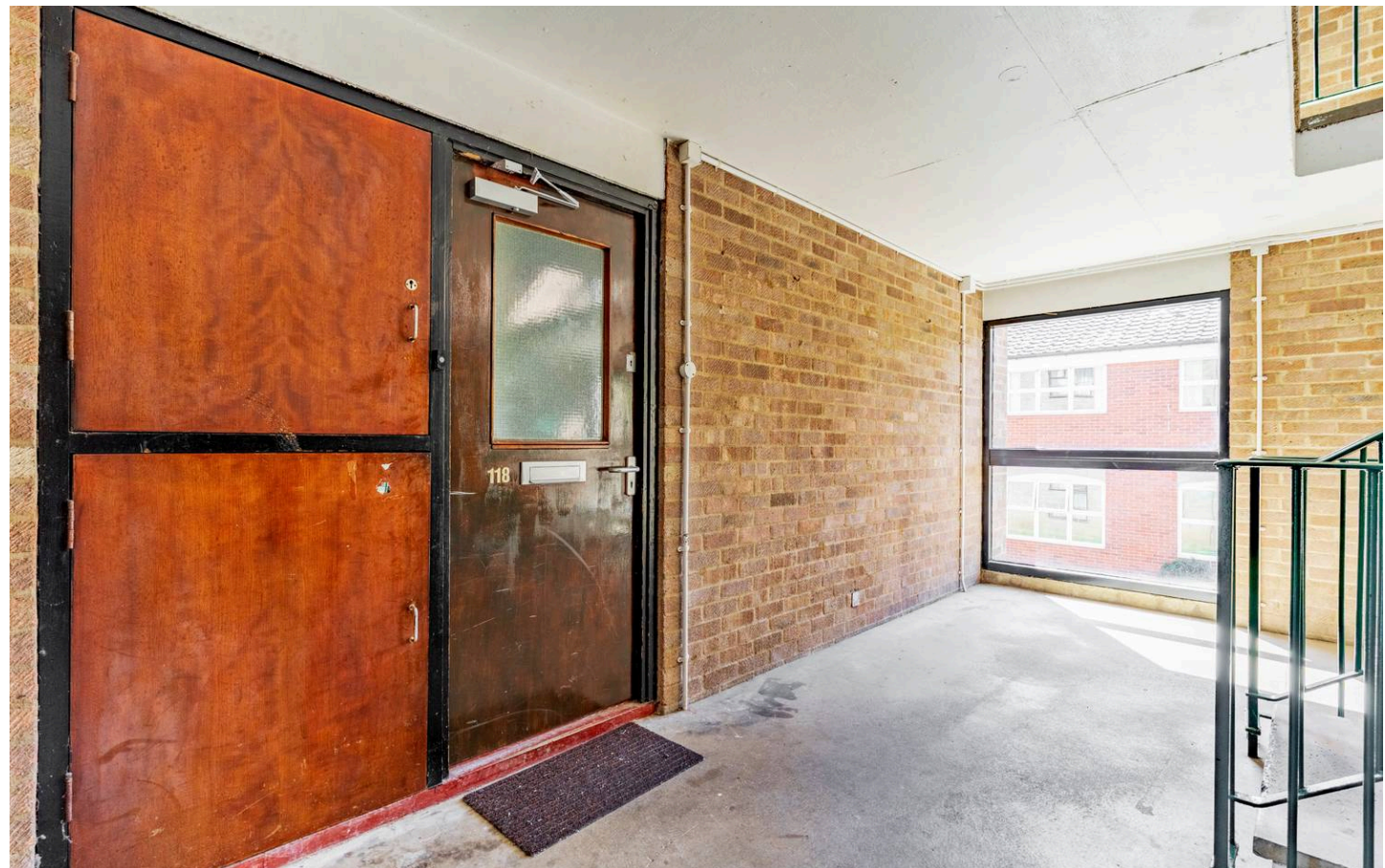
Location

Situated within the sought-after NR2 area of Norwich, West Pottergate offers a prime location just to the west of the city centre. This area is well known for its characterful streets, independent shops, cafés, and pubs, all within easy walking distance. Norwich city centre provides an extensive range of retail, dining, and cultural attractions, along with excellent transport links including a mainline railway station with services to London Liverpool Street.

The area is also well served by local amenities including schooling, healthcare facilities, and green spaces such as Heigham Park and the nearby river walks. With convenient access to main road routes and a vibrant local atmosphere, this location places everyday essentials and city life within easy reach.

West Pottergate

Stepping inside, the flat opens into a central hallway which provides access to all rooms and enhances the overall flow of the property. The main living area is a spacious lounge and dining room, offering plenty of room for both seating and dining arrangements. A bay style window allows natural light to fill the space, creating a bright and comfortable setting for everyday living.



118 West Pottergate

Norwich, Norwich

The separate kitchen is fitted with a range of units and offers good storage and worktop space, making it both functional and easy to use. Positioned off the hallway, the two bedrooms provide comfortable accommodation, each offering flexibility for use as sleeping space, a home office, or guest room depending on individual needs.

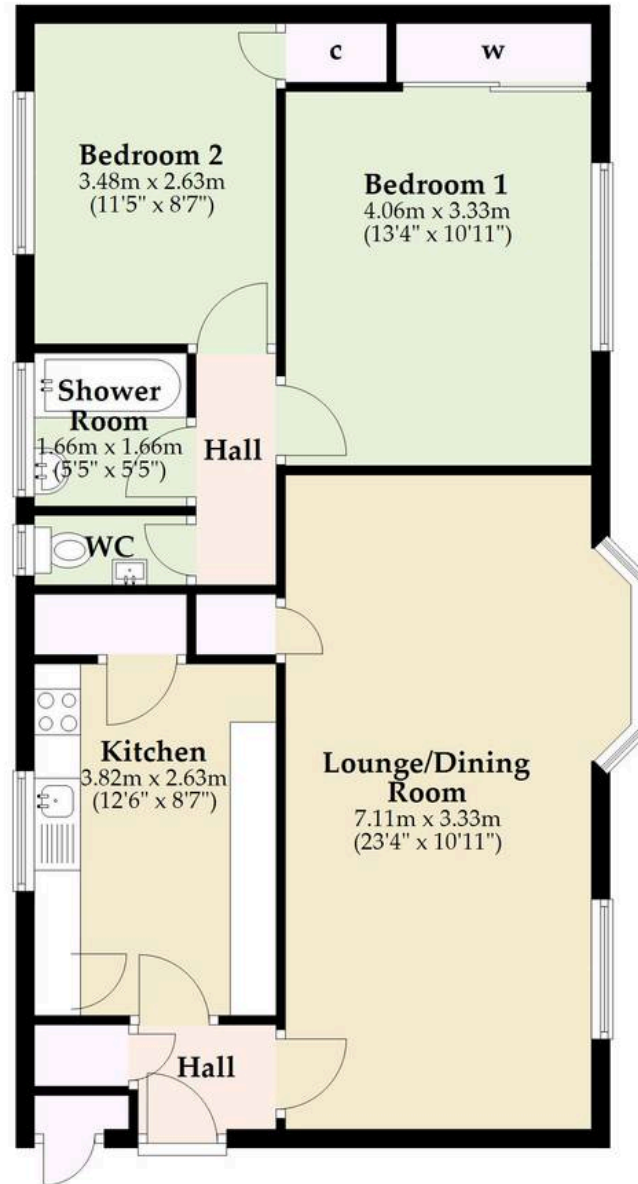
The shower room is also accessed from the hallway and is arranged for convenience with a practical layout suited to day to day use. Storage is a particular strength of the property, with multiple cupboards enhancing usability and helping to keep the living space organised.

Externally, the property benefits from an outside shed, providing useful additional storage space.



Ground Floor

Approx. 72.9 sq. metres (784.3 sq. feet)



Total area: approx. 72.9 sq. metres (784.3 sq. feet)

Sqft excludes hall, landing and garage.

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



Meet *Liam*
Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk