



36 Gawdy Road, Norwich
£160,000

Minors & Brady



36 Gawdy Road

Norwich

Spacious ground floor living with generously sized rooms throughout. This well-presented two-bedroom apartment is ideal for first-time buyers, downsizers and investors alike. The bright living room offers excellent space for relaxing and entertaining, while the contemporary kitchen features high-gloss units, chrome fixtures and room for appliances. Both bedrooms are well-proportioned, creating flexible accommodation for a variety of needs. A brick-built external shed provides valuable additional storage. Combining practicality, comfort and convenience, this is a fantastic low-maintenance home.

- Spacious ground floor apartment
- Two well-proportioned bedrooms
- Bright and generous living room
- Contemporary high-gloss fitted kitchen
- Chrome fixtures and fittings throughout the kitchen
- Space for a range of everyday appliances
- Modern bathroom accessed from the hallway
- Useful internal storage cupboards
- Brick-built external storage shed
- Ideal first-time purchase, investment or downsizing opportunity
- **Agent's Note**

This property will be sold leasehold with 102 years remaining on the lease.

Ground rent/Maintenance: £340 paid annually.



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36 Gawdy Road

Norwich

Gawdy Road, Heartsease

This well-proportioned ground floor apartment offers comfortable and practical living, making it an ideal purchase for first-time buyers, downsizers or investors alike. Conveniently arranged on a single level, the property provides a thoughtful layout with generously sized rooms throughout and the added benefit of useful external storage.

The accommodation is accessed via a welcoming entrance hall, which creates a pleasant flow through the home while also providing access to useful storage cupboards. The spacious living room is undoubtedly one of the property's standout features, offering an excellent amount of floor space for both seating and dining furniture.

The kitchen has been fitted with distinctive purple high-gloss cabinetry, complemented by chrome fixtures and fittings that give the space a contemporary feel. Practical in design, the kitchen offers ample storage and workspace, together with room for a range of everyday appliances, making it well-equipped for modern living.

Both bedrooms are well-sized and capable of accommodating a variety of furniture arrangements. The principal bedroom provides generous proportions, while the second bedroom offers flexibility for guests, home working or additional family members. The bathroom is conveniently positioned off the hallway and serves the apartment well.

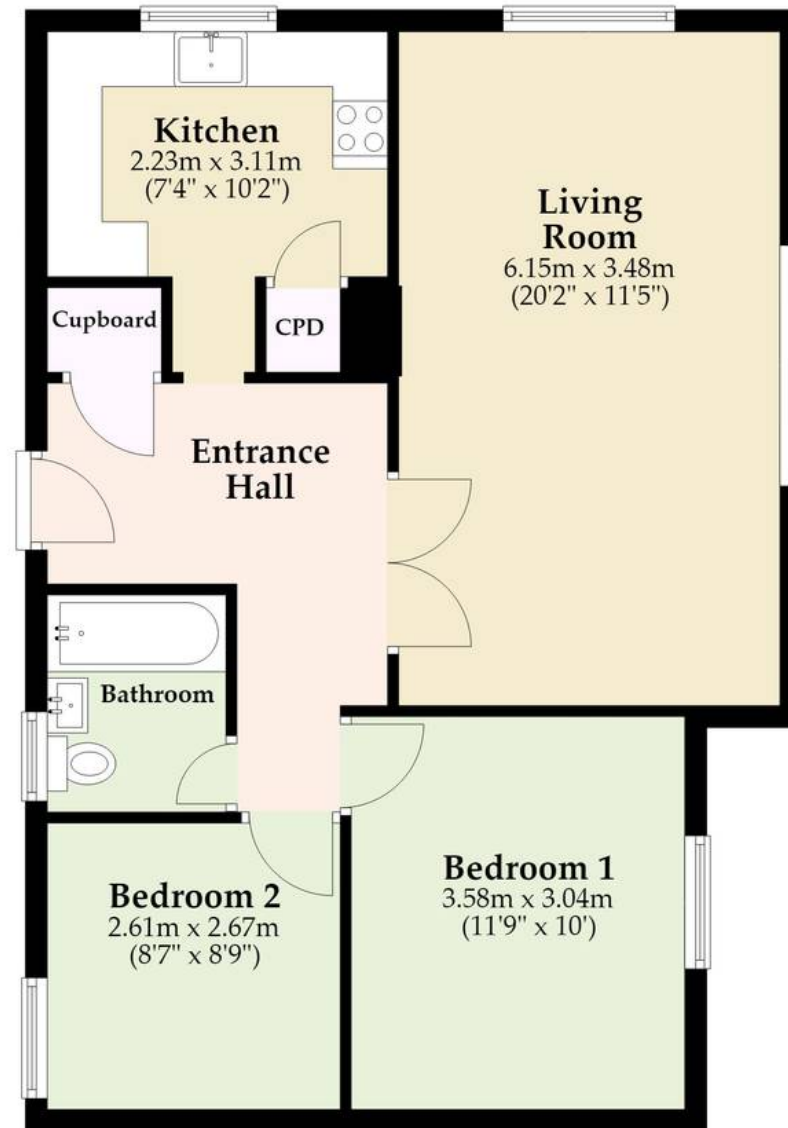
Further benefits include a brick-built external shed, providing valuable secure storage for bicycles, tools or seasonal items, helping to maximise the internal living space.



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Apartment

Approx. 62.5 sq. metres (672.7 sq. feet)



Total area: approx. 62.5 sq. metres (672.7 sq. feet)

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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.

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