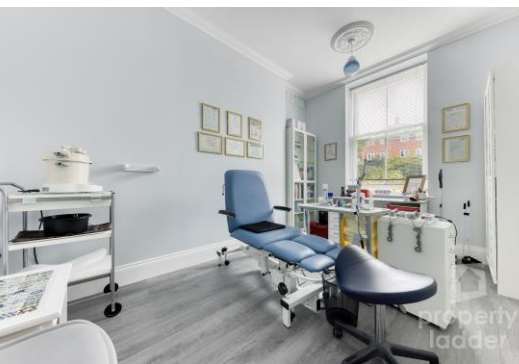


propertyladder



Lower Clarence Road, Norwich, NR1

A Versatile Two Bedroom Ground Floor Flat!

GUIDE PRICE £190,000 LEASEHOLD TBC



**BRITISH
PROPERTY
AWARDS**

2025

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

A CHARACTER HOME WITH VERSATILITY!

Occupying the ground floor of an attractive period building, this characterful city centre apartment offers a versatile layout to suit various lifestyles. Converted by the Hopkins Homes in 2007, the property retains an abundance of period charm, with impressive high ceilings and large sash windows creating a bright and spacious feel throughout.

The main apartment comprises an entrance hall, a modern fitted kitchen, contemporary shower room, generous living room and a spacious double bedroom. A unique feature is the additional room located just off the communal hallway, offering excellent flexibility to be used as a second bedroom, a private home office or hobby room, making it ideal for those working from home or seeking adaptable living accommodation in the heart of the city!



*“ideal for those
working from
home or seeking adaptable living”*



Overview

- Ground Floor Apartment
- One Double Bedroom & Additional Room Off Communal Hall
- Two Allocated Parking Spaces
- Hopkins Converted Development Within Period Building
- Modern Shower Room & Kitchen
- Spacious Living Room
- High Ceilings Throughout & Large Sash Windows
- Versatile Second Bedroom/Home Working Space
- Walking Distance To Norwich Train Station & City Centre



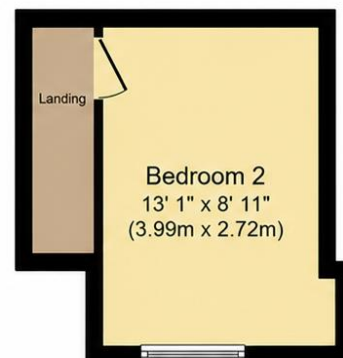
Location

Great Eastern Court enjoys an enviable position in the heart of Norwich's sought after NR1 district, offering the perfect balance of city living and everyday convenience. Situated just moments from Norwich Railway Station, the development is ideal for commuters, while the city centre is only a short walk away, providing an extensive selection of independent boutiques, high street retailers, cafés, bars and restaurants. The popular Riverside leisure complex is also close by, offering a cinema, gym, bowling alley and a variety of eateries, with Carrow Road, home of Norwich City Football Club, within easy reach. Combining excellent transport links with a wealth of amenities on the doorstep, Great Eastern Court is perfectly suited to professionals, first time buyers and investors alike seeking a vibrant city centre lifestyle.



Outside

Outside, the property benefits from two allocated parking spaces situated to the front of the building!



FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

COUNCIL TAX BAND: C

LOCAL AUTHORITY: NORWICH CITY COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, ELECTRIC HEATING



**LET'S TALK
NR3.**



1 Patteson Road, Norwich, NR3 3EN



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