

propertyladder



Barclay Green, Norwich, NR7

A Modern First Floor Two Double Bedrooms Flat!

GUIDE PRICE £165,000 LEASEHOLD 99 Years Left



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

FIRST-FLOOR LIVING DONE BEAUTIFULLY!

Offered in immaculate condition throughout, this spacious first floor flat provides well-presented and generously proportioned accommodation. Accessed via a large entrance hall, the property features a modern fitted kitchen, a bright dual aspect lounge/diner, two double bedrooms and a stylish contemporary shower room, making it an ideal first time purchase, investment or downsize opportunity! Further benefits include a newly fitted boiler installed in 2026.



“property benefits from a well maintained communal courtyard garden”



Overview

- First Floor Flat
- Two Double Bedrooms
- Dual Aspect Lounge/Diner
- New Gas Combi Boiler Fitted 2026
- Large Entrance Hall
- Communal Courtyard Gardens
- Modern Fitted Kitchen
- Ideal First Home In NR7 Location





Location

Barclay Green is located in the popular NR7 area of Norwich, offering a range of local amenities including supermarkets, convenience stores, cafés and retail parks nearby. The area is well served by local schools such as Heartsease Primary Academy and Thorpe St Andrew School, making it popular with families. Residents also benefit from easy access to green spaces including Mousehold Heath and Whittingham Country Park, while regular bus routes and nearby road links provide convenient access into Norwich city centre and the A47.



Outside

Outside, the property benefits from a well maintained communal courtyard garden, while on street parking is available directly outside the property for added convenience.

GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.0 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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: A

LOCAL AUTHORITY: NORWICH CITY COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

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

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GOLD WINNER
ESTATE AGENT IN NORWICH (NR10-16)

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