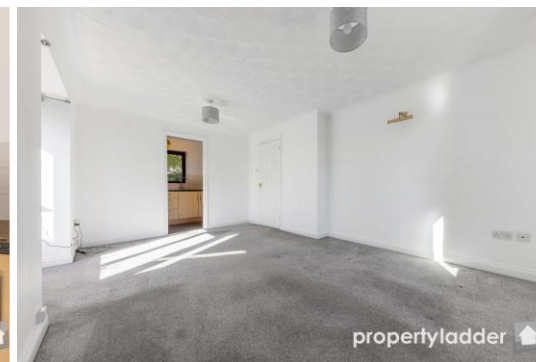


# propertyladder



## Scott Road, Norwich, NR1

A Chain Free Two Bedroom Ground Floor Apartment!

**GUIDE PRICE £160,000 LEASHOLD TBC**



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# CITY LIVING, GROUND FLOOR EASE!

This ground floor flat is offered with no onward chain and enjoys a highly convenient location within walking distance of Norwich Train Station and the City Centre. The property comprises an entrance hall, two well-proportioned double bedrooms and a modern bathroom, making it ideal for professionals, first time buyers or investors alike. A generously sized, dual aspect lounge/diner provides a light and welcoming living space, seamlessly opening onto a fitted kitchen.

Although part of a much larger development, this home enjoys a real sense of privacy, with the communal entrance door serving only this apartment and one above.



“residents also benefit from the attractive, well-maintained communal grounds”



## Overview

- Ground Floor Flat
- Two Double Bedrooms
- No Onward Chain
- Allocated Parking Space
- Spacious Dual Aspect Lounge/Diner
- Private Communal Entrance Serving Only Two Apartments
- Modern Bathroom With Shower
- Walking Distance To Train Station & City Centre





## Location

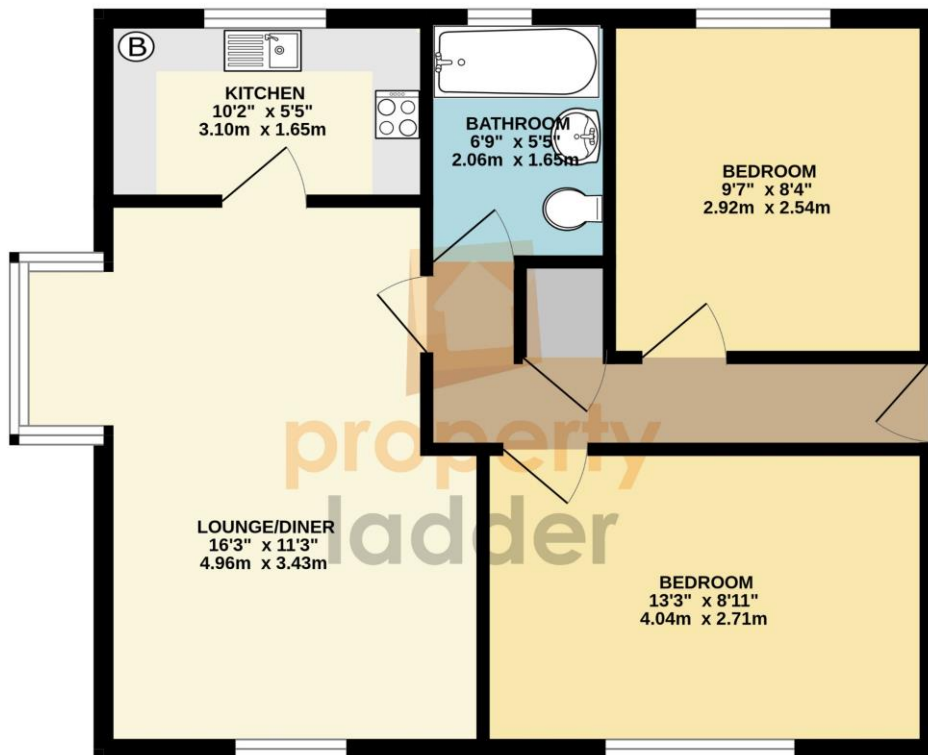
Scott Road, on the Thorpe Park development off Yarmouth Road in Norwich, is ideally located within walking distance of Norwich Train Station and the City Centre. Nearby Riverside Retail Park offers a Morrisons supermarket, high street shops, gyms, restaurants, cinema and bowling. The area also benefits from good local schools, cafés, pubs, and excellent transport links via the A47, Ring Road, and regular bus services, making it a convenient and well-connected location.



## Outside

Outside, there is an allocated parking space, and residents also benefit from the attractive, well-maintained communal grounds.

GROUND FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 544 sq.ft. (50.5 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.  
Made with Metropix ©2025

FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: B

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.

**BRITISH  
PROPERTY  
AWARDS**  
2023 & 2024

**GOLD WINNER**  
ESTATE AGENT  
IN NORWICH  
(NR10-16)

98 Crostwick Lane, Spixworth, NR10 3NQ  
**T 01603 898100**  
propertyladderonline.com

IMPORTANT NOTICE: Property Ladder, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Property Ladder have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.