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## Baxter Court, Norwich, NR3 2SS

A Chain Free, Ground Floor, Two Double Bedrooms Flat!

**GUIDE PRICE £145,000 to £150,000** Leasehold – 84 Years Left



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# TURNKEY LIVING IN TRENDY NR3!

Offered with no onward chain, this well-presented ground floor flat in NR3 offers convenient and flexible living with two entrances, one via the communal hallway and a second, private entrance at the rear of the building. The accommodation includes an entrance hall, two generous double bedrooms, a spacious lounge/diner, a fitted kitchen, and a bathroom. Additional benefits include gas heating, and secondary glazing throughout. The seller has advised they are happy to leave white goods and furnishings, making this an ideal turnkey opportunity for first-time buyers.



“with two entrances, one via the communal hallway and a second, private entrance at the rear of the building”



## Overview

- Guide Price £145,000 - £150,000
- Ground Floor Flat
- Two Double Bedrooms
- Allocated Parking Space
- No Onward Chain
- Private Patio Area & Communal Garden
- Spacious Lounge/Diner
- Two Separate Entrances
- Gas Heating & Secondary Double Glazing
- Range Of Nearby Amenities & Transport Links







## Location

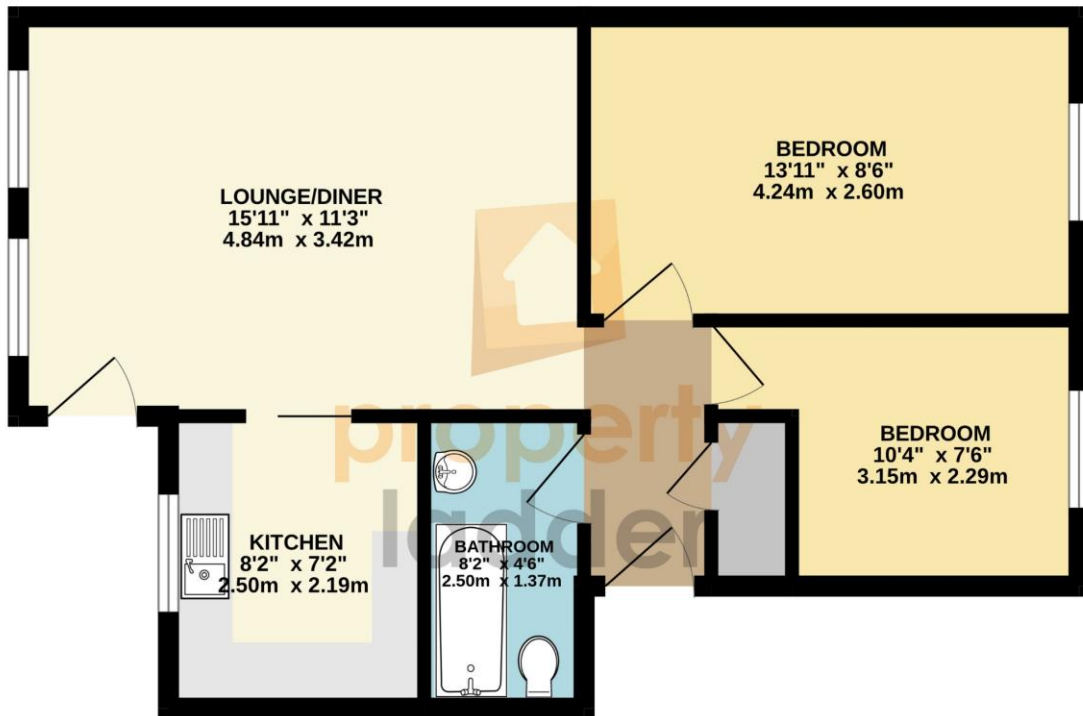
Baxter Court in Norwich NR3 is conveniently placed close to a broad range of local amenities. Within half a mile you'll find multiple supermarkets including Lidl, Co op and Tesco Express, as well as shops and cafes along Aylsham Road and nearby Magdalen Street. Green spaces such as Sewell Park and Waterloo Park are nearby, offering play areas, open lawns and pleasant walks. Well served by public transport, Baxter Court sits on frequent local bus routes and is approximately 2.2 miles from Norwich rail station, offering direct services into the city centre and beyond.



## Outside

Benefits include an allocated parking space.

**GROUND FLOOR**  
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 496 sq.ft. (46.1 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		75 C
55-68	D	65 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 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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