
abbotFox
Spencer Ward LETTINGS & MANAGEMENT
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LETTINGS
MANAGEMENT

Oak Street, Norwich
Guide Price £140,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie I **Branch Partner**











THE DETAIL___

GUIDE PRICE £140,000 - £150,000

abbotFox presents this two-bedroom apartment, conveniently positioned within walking distance of Norwich city centre.

Accommodation
The accommodation is arranged over two floors, with a private entrance, kitchen breakfast room and access to the shared garden from the ground floor. The first floor offers two bedrooms serviced by a shower room, alongside a reception room, providing a practical layout suited to a variety of lifestyles. The property offers scope for buyers to create a comfortable home within easy reach of the city centre.

Location
Oak Street occupies a convenient position to the North of Norwich city centre, with an excellent selection of amenities close by. The popular Norwich Lanes, St Benedicts Street and the historic city centre offer an eclectic mix of independent shops, cafés, restaurants and entertainment venues. The area also benefits from convenient access to public transport links, local supermarkets and the wider Norwich road network, making it a practical location for those working in and around the city.

Buyers
The property is likely to appeal to first-time buyers looking to take their first step onto the property ladder, alongside investors seeking an addition to their portfolio. Its central location and manageable accommodation could also suit those looking for a convenient Norwich base.

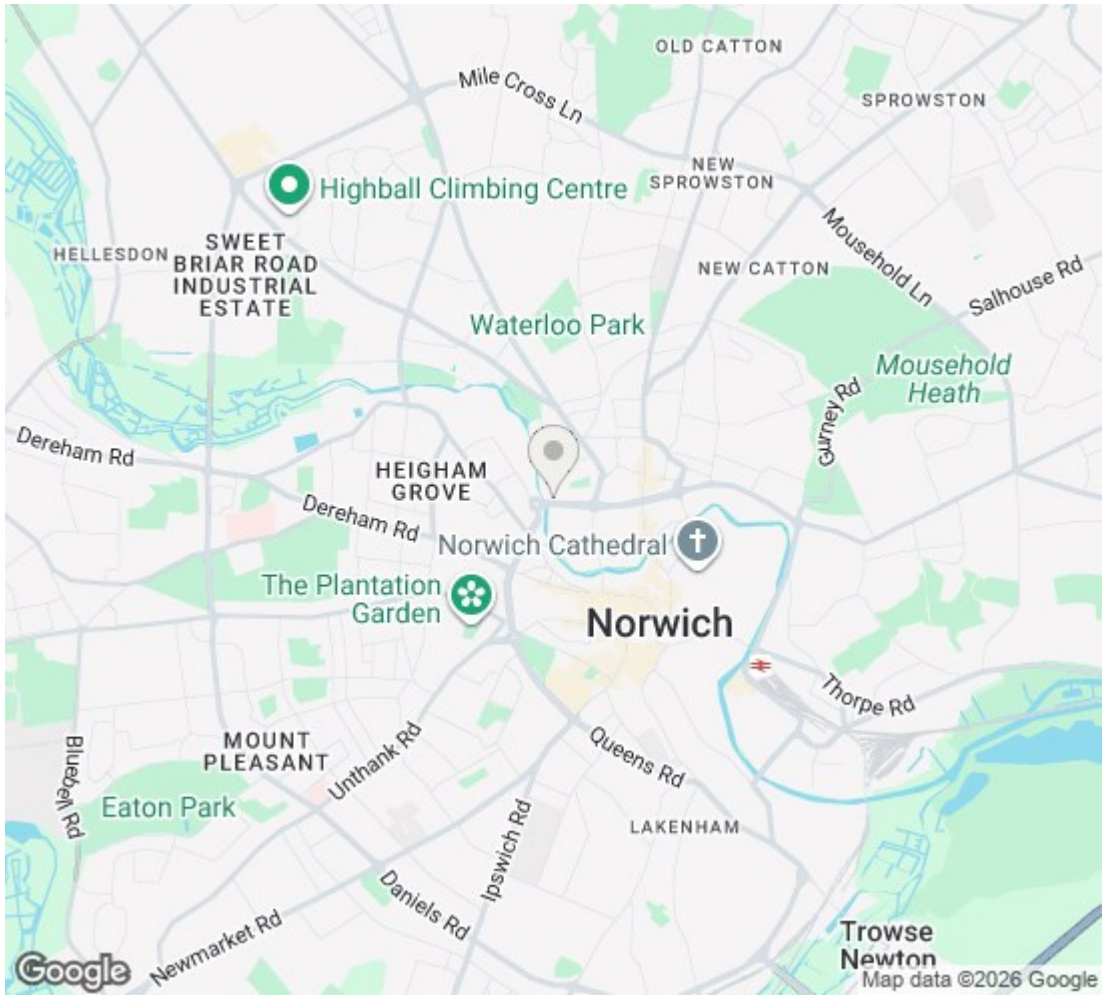
Our Agents View
"A well-positioned apartment offering the convenience of city living. The proximity to Norwich's vibrant centre is a particular attraction, while the two-bedroom accommodation provides flexibility for a range of prospective purchasers. An internal viewing comes highly recommended"







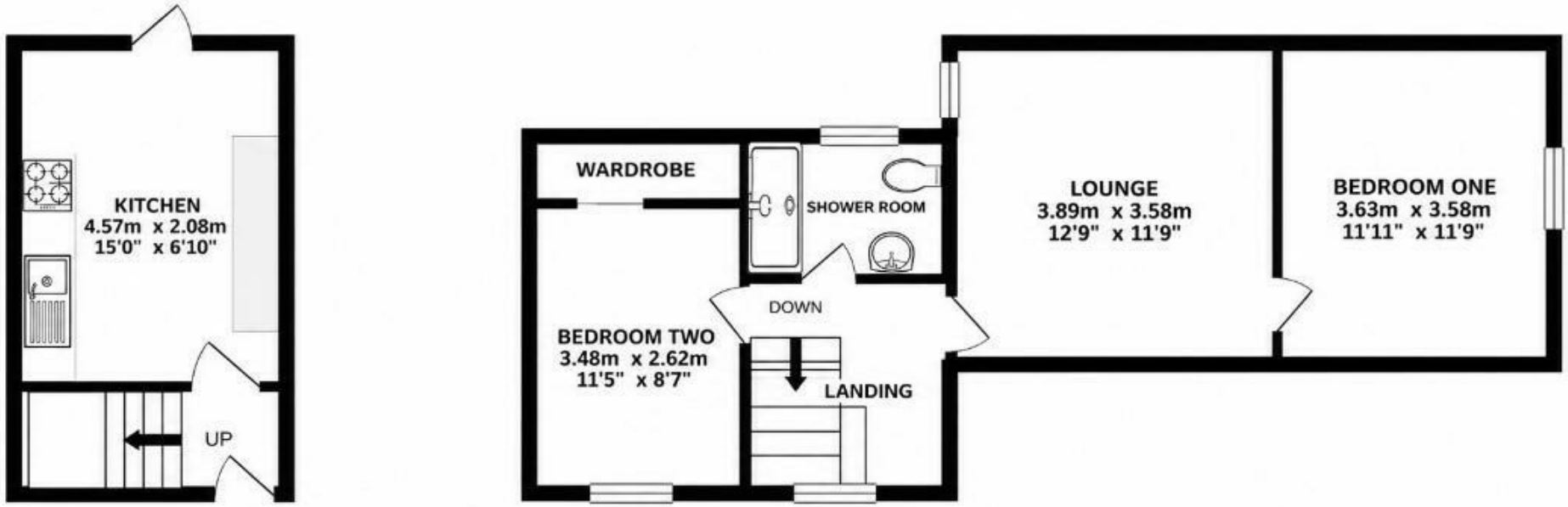
THE HIGHLIGHTS___



- Ideal first time buy
- Two bedrooms
- Off road parking
- Garden
- Convenient location
- Viewing advised
- GUIDE PRICE £140,000 - £150,000

15.5 sq.m. (167 sq.ft.) approx.

44.3 sq.m. (477 sq.ft.) approx.



TOTAL FLOOR AREA : 59.8 sq.m. (644 sq.ft.) 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.

Let's talk
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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.