



**Violet Elvin Court**  
**Norwich, NR4 7JH**  
**Guide Price £170,000**

**claxtonbird**  
residential

## Violet Elvin Court, Norwich, NR4 7JH

A charming mid-terrace bungalow, specifically designed for those aged over 55, set within a peaceful residential community to the West of the City. In brief, the accommodation comprises an entrance hall, comfortable sitting room, kitchen, double bedroom and shower room. Additionally, occupants benefit from having access to a residents lounge and on-site manager. Set within beautifully maintained communal gardens, residents are able to enjoy a tranquil outdoor setting, as well as being able to enjoy a low-maintenance lifestyle. The property is ideally situated, with many local amenities within easy walking distance, including a library, supermarket, doctor's surgery, post office and the stunning Eaton Park, with boating lake, gardens and cafe. Additionally the Norfolk and Norwich Hospital and the City Centre is just a short bus ride away. Offered for sale with no onward chain and early viewing is highly recommended.

### Entrance Hall

Entrance door, built-in storage cupboard and electric heater.

### Shower Room

Suite comprising walk in tiled shower cubicle with electric shower, pedestal wash hand basin, WC, electric fan heater and double glazed window to front aspect.

### Sitting Room 14'8 max x 10'8 (4.47m max x 3.25m)

Double glazed window to front aspect, tv aerial point, electric heater and door to kitchen.

### Kitchen 10'8 x 9'8 (3.25m x 2.95m)

Fitted kitchen comprising base and eye level units with work surfaces over, inset single drainer sink unit, built-in electric oven and electric hob, plumbing for washing machine, double glazed window and door to rear garden.

### Bedroom 11'5 x 10'5 (3.48m x 3.18m)

Double glazed window to rear aspect, built in double wardrobe and electric heater.

### Outside

The front garden is laid predominately to shingle with plant and shrub borders, and pathway leading to the entrance door. At the rear of the property, there is a brick-built utility shed with power and light, access to lawned gardens and timber shed.

### Agents Note

The vendor has advised that there are approximately 105 years left remaining on the 125 year lease. The service charge is £227.30 per month for 2024/2025.

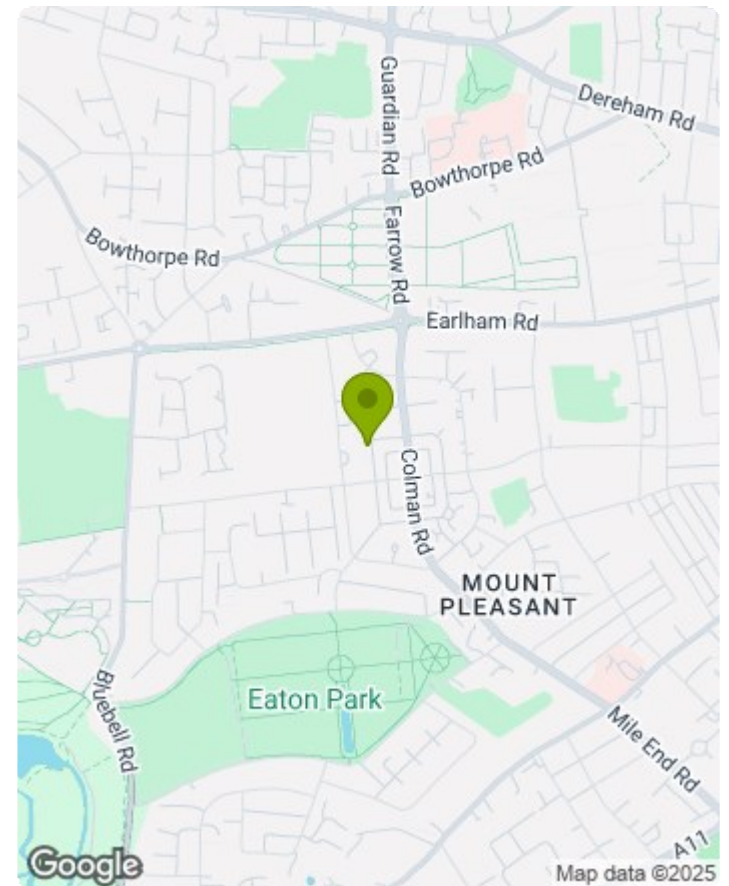
Council Tax Band A

EPC Rating D





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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