



14 BLACKFRIARS STREET

Norwich, Norfolk, NR3 1SF

£340,000

BROWN & CO

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DESCRIPTION

No. 14 Blackfriars Street comprises a delightful City Centre end terrace townhouse offering spacious accommodation on three floors married with a low maintenance private rear garden. To the ground floor, vast changes have been made by the current owners to create a lovely, light open space incorporating the kitchen and dining room as one. A sitting room is positioned to the rear of the house through double doors which enjoys a further access into the garden. There is also a useful cloakroom to the ground floor.

To the first floor there are two double bedrooms and a spacious family bathroom off landing whilst the second floor enjoys two further double rooms with en-suite shower to the principal bedroom.

The garden is accessed from the sitting room or via a gate to the rear. The private low maintenance rear garden enjoys an excellent area to entertain with a small terrace. There is parking available to the rear allocated for one vehicle.

Services: Main's drainage, mains water, mains gas, mains electric.

LOCATION

The property is located within walking distance of all amenities in the city, which includes excellent shopping facilities, restaurants, cafés and public houses, theatres, and cinemas together with health and leisure centres.

DIRECTIONS

Leave Norwich City Centre via Tombland heading towards Fye Bridge Street, turn right into Fishergate and continue for approximately 200 yards. Take the right turn into Blackfriars Street and the property will be located on the left-hand side.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents'
Norwich Office. Tel: 01603 629871





Blackfriars Street, Norwich, NR3

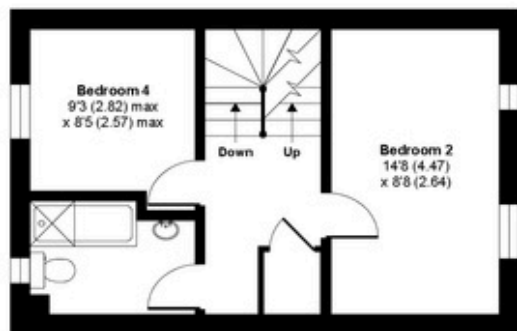
Approximate Area = 1117 sq ft / 103.8 sq m

Limited Use Area(s) = 11 sq ft / 1 sq m

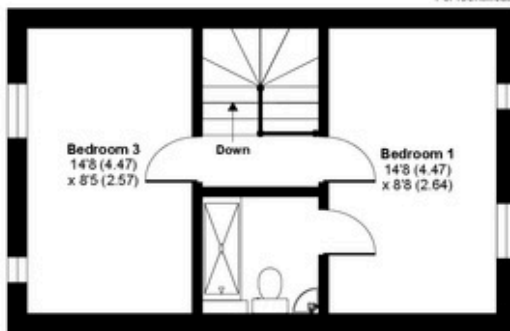
Total = 1128 sq ft / 104.8 sq m

For identification only - Not to scale

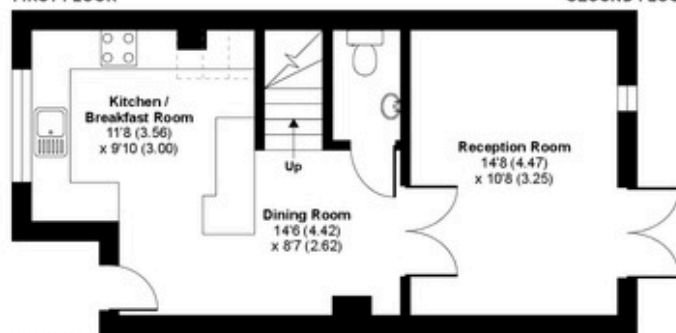
Denotes restricted head height



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2021. Produced for Brown & Co. REF: 741255



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The Atrium, St George's Street, Norwich, Norfolk. NR3 1AB
01603 629871 | norwich@brown-co.com

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