



St. Giles Street,
Norwich, Norfolk



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ESTATE AGENTS



Norwich Castle - 0.3 Miles

Cromer - 25.1 Miles

Loddon - 11.8 Miles

Steeped in history and located in one of the more desirable parts of Norwich, we are pleased to offer this Grade II listed town house in need of renovation. With much of the structural work completed, this fantastic chain-free opportunity offers bags of potential spread over 2,200sq ft of three floors, basement and garden. Listed planning permission has been granted - ref. 20/01468/L

Accommodation comprises briefly:

- Traditional Hallway
- Ground-Floor Study
- Ground-Floor Utility Room
- Large Basement
- First-Floor Sitting Room
- First-Floor Kitchen
- Two Second-Floor Bedrooms
- Second-Floor Bathroom
- Third-Floor Bedroom
- Rear Garden



The Property

The front door opens into a traditional long entrance hall, with the first door on your left opening into the ground-floor reception room/study. Continuing along, the hallway opens up revealing stairs to the first-floor, a door to the utility room and access to a small lobby with in turn leads out to the garden. The planning permission allows for the utility room to also provide a shower room and alterations to the staircase to allow for a passageway directly from the study. Access to the basement will also be altered, making better use of the two larger spaces available. The first-floor offers a large reception room ideal for a sitting room and the existing kitchen space will be expanded to wrap around behind the replacement staircase, providing a very generous size space. The second-floor alterations will provide a large second bedroom to the front and expand upon the third bedroom (currently a single) to become a good size double room. The landing and bathroom will be altered with the staircases to make better use of space. The third-floor will remain similar in layout, offering a spacious main bedroom. The floor-plan provided shows the current layout of the property, for details on the listed building consent given, please use the following reference via the Norwich City Council planning website - 20/01468/L.



Gardens and Grounds

The front of the property opens directly onto St. Giles Street, right in the heart of Norwich. Behind the property is a reasonable size garden space in need of some work, but could be a very pleasant town house garden.

Location

Norwich offers a vast array of shops, entertainment, restaurants, schools, leisure facilities and a university, surrounding the historic Norwich Castle grounds. Regular bus routes are available to surrounding areas and mainline railway links to London Liverpool Street run regularly. Norwich airport offers flights to various national and international destinations. Not far to the South is access to The Broads network, and roughly 30 miles away is the fabulous North-Norfolk coast with many popular destinations.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Mains water, electricity and drainage connected.

EPC Rating: Exempt

Local Authority
Norwich City Council
Tax Band: TBC
Postcode: NR2 1JN

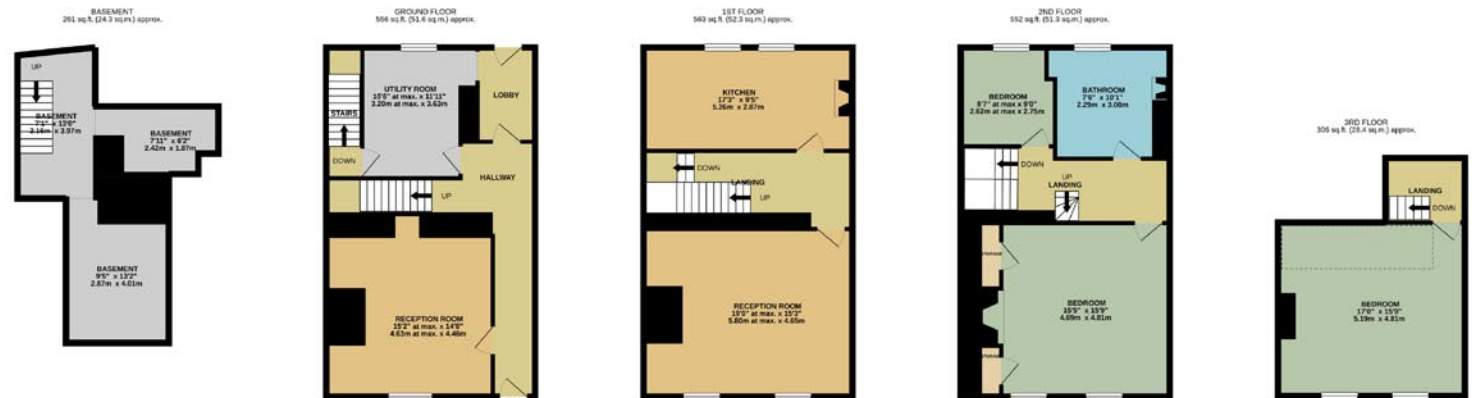
Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not. Listed planning consent reference - 20/01468/L.

Tenure

Vacant possession of the freehold will be given on completion.

Current Layout



TOTAL FLOOR AREA : 2238 sq.ft. (208.0 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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To arrange a viewing, please call 01508 521110

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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