



3 Newmarket Street
Norwich, Norfolk, NR2 2DW

BROWN & CO



3 Newmarket Street, Norwich, Norfolk, NR2 2DW

A three bedroom Victorian terraced house in a prime residential area.

£275,000



DESCRIPTION

No. 3 Newmarket Street is an attractive Victorian mid-terraced home constructed of traditional gault brick under pantile roof and is offered to the market with no onward chain. The house is positioned in a lovely location within the Golden Triangle and is ready for immediate occupation.

The accommodation is well arranged on two floors comprising a sitting room with a feature fireplace, dining room, fitted kitchen and family bathroom to the ground floor.

To the first floor there are three bedrooms positioned off the landing. The principal bedroom enjoys a fitted wardrobe whilst bedroom two boasts a feature fireplace. The property benefits from uPVC double glazing throughout.

No. 3 Newmarket Street enjoys both front and rear gardens, with the rear being private and featuring a raised shingle area ideal for table and chairs. The utility room is accessed from the garden.

The property is currently let at a passing rent of £950 pcm. Full tenancy details are available on request from the agent.

Services – Mains drainage, mains water, mains electricity, gas central heating.

LOCATION

This area is very well regarded and is considered to be one of the

most prestigious and fashionable areas of the city. There are a number of local shops in the area only a short distance from the property, providing a good range of facilities and a 'village' atmosphere. There are also well-regarded state and private schools on this side of the city.

DIRECTIONS

Leave the centre of Norwich via Unthank Road continuing past the shops and passing Cambridge Street. Take the left turn onto Gloucester Street and follow this road till you get to the very end. Turn left onto Newmarket Street, number three can be found via the Brown&Co 'for sale' board.

AGENT'S NOTES:-

- (1) The photographs used in these particulars were taken in 2022.
- (2) 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.
- (3) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

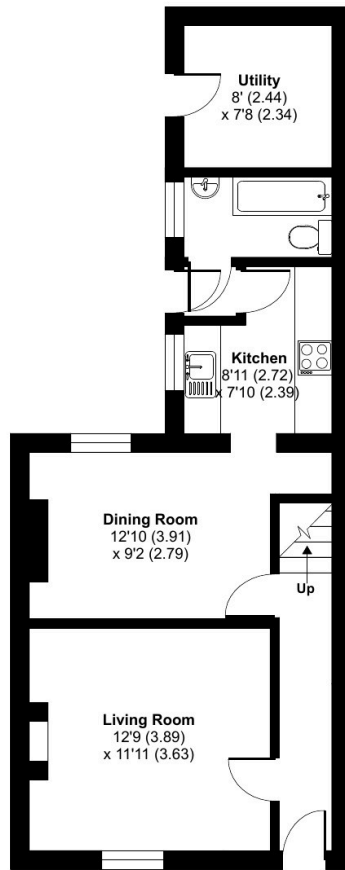
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



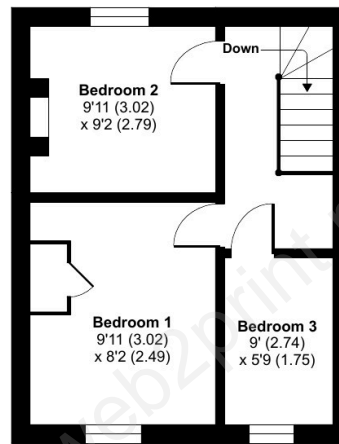
Newmarket Street, Norwich, NR2

Approximate Area = 886 sq ft / 82.3 sq m
For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Brown & Co. REF: 865589

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