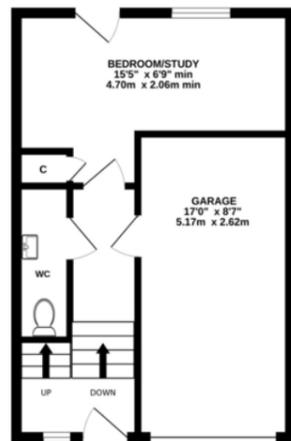




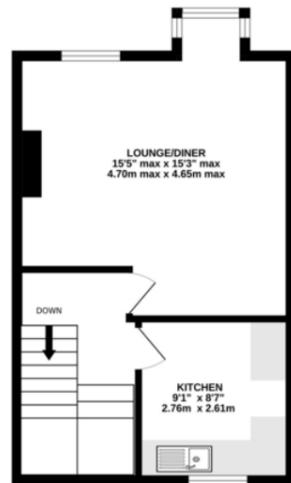
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		



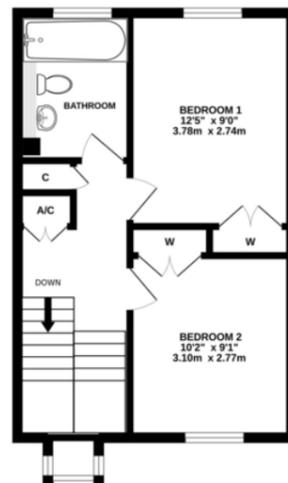
GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



2ND FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 1109 sq.ft. (103.0 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.  
Made with Metropix ©2022



Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

city@arnoldskys.com  
01603 620551

County 01263 738444  
City 01603 620551  
Coastal 01263 822373

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements.

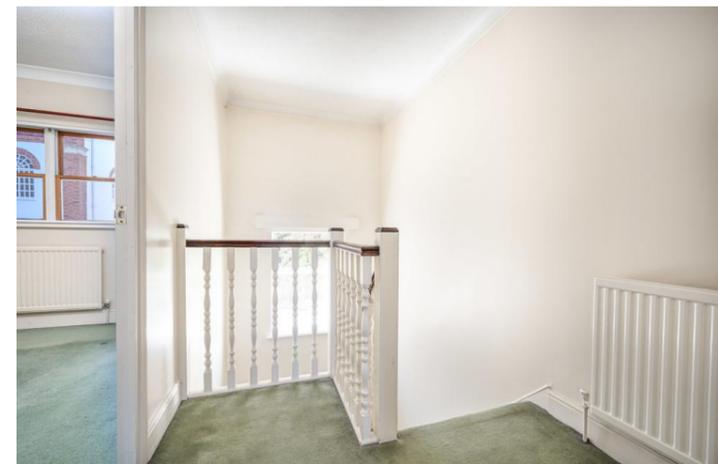
11 Anchor Quay, Norwich, NR3 3PR

Guide £300,000 - £325,000

NO ONWARD CHAIN. A three bedroom Town House, tucked away from the hustle and bustle, but only minutes away from the City centre. The property has a first floor lounge/diner and kitchen, ground floor cloakroom, bathroom, off road parking and an integral garage. Courtyard garden.

- City Centre Town House
- Three Bedrooms
- First Floor Lounge/Diner and Kitchen
- Ground Floor Cloakroom
- Bathroom

arnoldskys.com | 01603 620551



## Property Description

### ENTRANCE HALL

Entrance door with two single glazed panels and single glazed side panel. Stairs down to lower ground floor level. Stairs to first floor landing.

### LOWER GROUND FLOOR

### HALLWAY

Door to garage.

### CLOAKROOM/UTILITY

8' 8" x 3' 0" (2.64m x 0.91m) WC. Pedestal wash basin with tiled splashback. Worktop and utility space below with plumbing for washer/dryer. Radiator. Coved and textured ceiling.

### BEDROOM 3

15' 5" x 6' 9 min" (4.7m x 2.06m) Radiator. Telephone point. Built-in wardrobe/storage cupboard. Coved and textured ceiling. Sash style windows to rear garden. Single glazed door to the rear garden.



### FIRST FLOOR LANDING

Radiator. Staircase with turned wood balustrade to second floor landing and a box bay window with double glazed windows on the half landing.

### LOUNGE/DINER

15' 5 max" x 15' 3 max" (4.7m x 4.65m) Two radiators. Television and telephone points. Coal effect living flame gas fire with decorative timber fire surround and quarry tile inset and hearth. Coved and textured ceiling. Thermostat control heating. Walk-in bay with full height double glazed windows to rear aspect.

### KITCHEN

9' 1" x 8' 10" (2.77m x 2.69m) Worktops with cupboards and drawers below and an inset single drainer sink with mixer tap. Tiled splashbacks. Fitted wall cupboards. Electric cooker point with a concealed extractor above. Radiator. Coved and textured ceiling. Two double glazed sash style windows to front aspect.

### SECOND FLOOR

### LANDING

Radiator. Built-in airing cupboard with slatted shelves and hot water cylinder with immersion heater. Built-in cupboard with a free standing gas fired boiler. Coved and textured ceiling with loft access hatch.

### BEDROOM 1

12' 5" x 9' 0" (3.78m x 2.74m) Radiator. Television and telephone points. Built-in double wardrobe with shelf and hanging rail. Coved and textured ceiling. Double glazed sash style windows to rear aspect.

### BEDROOM 2

10' 2" x 9' 1" (3.1m x 2.77m) Radiator. Built-in double wardrobe. Coved and textured ceiling. Double glazed sash style windows to front aspect.

### BATHROOM

8' 3" x 6' 1" (2.51m x 1.85m) Matching coloured suite comprising panelled bath with tiled surround and mixer tap and shower attachment. Pedestal wash basin. WC. Part tiled walls. Radiator. Coved and textured ceiling. Double glazed sash window to rear.

### OUTSIDE

Quarry tile steps lead up to the front entrance door and a driveway provides off-road parking for one vehicle in front of an integral single garage with up and over door light and power, door to lower ground floor hallway. The rear courtyard garden is enclosed with a paved seating area.

### AGENTS NOTES

Freehold

Mains water, gas, electricity and drainage are connected  
Council Tax Band 'E' - Norwich City Council