

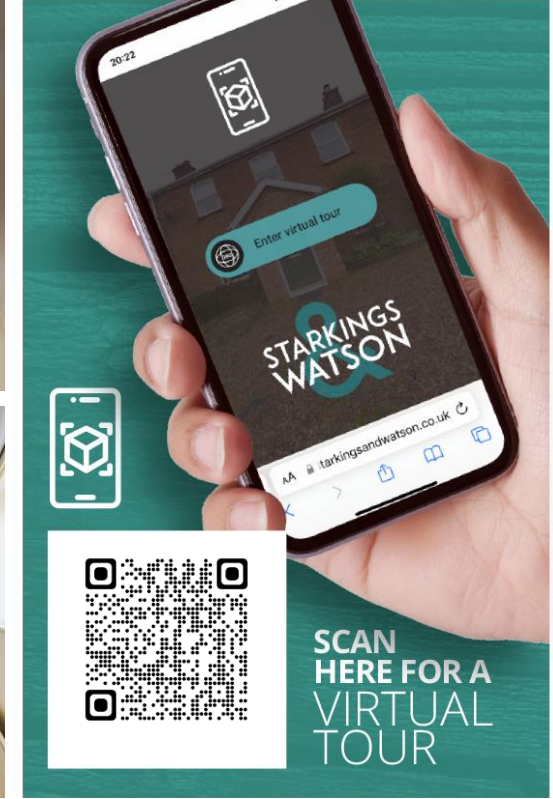
ST. AUGUSTINES STREET

Norwich NR3 3BL

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE  
PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



STARKINGS  
&  
WATSON

- No Chain!
- End-Terrace Townhouse
- Allocated Parking
- Bisected Garden
- Walking Distance to City Centre
- Kitchen & Separate Utility Room
- First Floor Sitting Room
- Two Double Bedrooms

### IN SUMMARY

NO CHAIN. This end-terrace TOWNHOUSE occupies a central SECLUDED location which is within WALKING DISTANCE to NORWICH - with allocated PARKING and a bisected GARDEN. An ideal home or INVESTMENT, the property offers accommodation over three floors, and is ready for some UPDATING and MODERNISATION. Starting with a ground floor hall, doors lead to the 11' KITCHEN/DINING ROOM with a large built-in cupboard, W.C and utility room. The first floor offers an 11' SITTING ROOM with a BAY WINDOW to front, and double bedroom with built-in WARDROBE. The top floor completes the property with a further DOUBLE BEDROOM and wardrobe, along with the FAMILY BATHROOM. To the outside, the GARDEN is low maintenance and block paved, with fenced boundaries.

### SETTING THE SCENE

From St. Augustines Street a secure locked gate leads to Stonemason's Court. The parking is accessed off Catherine Wheel Opening, where an allocated space is found. A pedestrian footpath leads to the

properties, with a row of townhouses all facing their gardens and parking.

### THE GRAND TOUR

The uPVC double glazed entrance door takes you into the hall entrance, with wood effect flooring and stairs leading to the first floor and storage under. A useful utility room can be found to your left, with a range of storage units and an inset sink, along with a wall mounted gas fired central heating boiler with Hive heating controls. The W.C is next door with a two piece suite. The kitchen/dining room faces St. Augustines Street, but is elevated from the road. A range of kitchen units can be found, with space for white goods, Wood effect flooring runs under foot, with a built-in storage cupboard to one side. The stairs lead to a carpeted landing, with doors to the bay fronted sitting room, and double bedroom with a built-in storage cupboard and carpet under foot. Attractive views can be appreciated over the skyline and neighbouring character homes. The top floor offers a further landing and storage, with a carpeted double bedroom with storage facing to front, and the family bathroom to rear with a shower over the bath.

### THE GREAT OUTDOORS

A low maintenance block paved garden can be found, with enclosed timber fenced boundaries.

### OUT & ABOUT

This North City location, within walking distance to the City Centre is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



at the end of the road, a wealth of local amenities can be found on the doorstep including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.

#### FIND US

Postcode : NR3 3BL

What3Words : ///ahead.mugs.loft

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

An annual service charge is applicable to the Norwich Preservation Trust in the region of £65 PA for the upkeep of communal spaces.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](https://starkingsandwatson.co.uk)

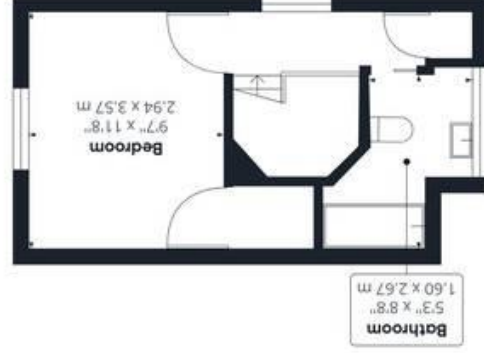
GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

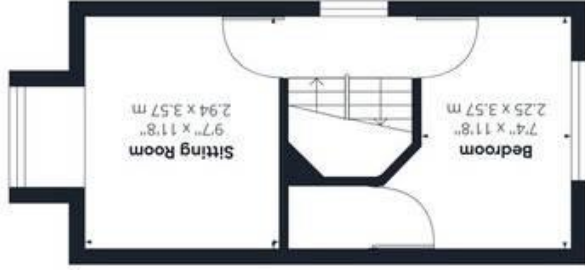
(1) Excluding balconies and terraces

Approximate total area (1)  
754.54 ft<sup>2</sup>  
70.10 m<sup>2</sup>

Floor 2



Floor 1



Ground Floor

