



**43 Friars Quay, Norwich, NR3 1ES**

**GUIDE £370,000**



View over river

**A most pleasantly situated five bedroom Town House with garage on this extremely popular development, overlooking the River Wensum within walking distance of Norwich city centre.**

### DESCRIPTION

No. 43 Friars Quay is a four-storey Town House built probably during the early part of the 1970's. It has brick external elevations under a pitched tiled roof and having mainly original internal fittings and windows.

The residence has gas fired heating, although it does now require a comprehensive scheme of refurbishment and updating, together with total redecoration. Prospective purchasers should note that the dwelling has the distinct advantage of overlooking the River Wensum.

Please note the house is in the City Centre Conservation Area and we understand is on the Council's list of buildings of architectural importance.

### LOCATION

Pleasantly situated, being close to the centre of the city and the Medieval quarter of Norwich, Friars Quay is an exclusive development of similar style properties in an extremely popular residential area. It 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

From the Brown & Co office in St George's Street, follow the road to the T-junction with Colegate and turn right. Take the first turning right again into Friars Quay, following the road for a short distance towards the River. On reaching the Green, bear left along the riverside and the property will be found on the left hand side.

### ACCOMMODATION

On the Ground Floor:-

Small recessed entrance porchway with bin store off, leading to:-

#### ENTRANCE HALL

Door leading to integral garage. Radiator. Cloaks cupboard.

#### STUDY

3.07m x 3.02m (10'1" x 9'11"). Radiator. Part double glazed entrance door to rear garden.

Stairs from entrance hall to the First Floor:-

#### LANDING

Radiator.

## L-SHAPED LIVING ROOM

Comprising:-



**Sitting Room**, 5.96m x 3.04m (19'7" x 10') overlooking river with small balcony. Two radiators.

**Dining Area**, 4.24m (max) x 2.84m (13'11" x 9'4") with folding door and radiator.



**Kitchen**, 3.02m x 2.41m (9'11" x 7'11"). Stainless steel sink set into working surface. Limited floor and wall units. Gas point.

Stairs leading to the Second Floor:-

**LANDING**  
Radiator.

## BEDROOM 1



5.96m x 3.04m (19'7" x 10'). Two radiators. Overlooking river.

## BEDROOM 2

3.60m x 2.84m (11'10" x 9'4"). Radiator. Two built-in wardrobe cupboards.

## BATHROOM

Coloured suite comprising panelled bath, wash hand basin, WC and bidet. Radiator. Part tiled walls. Airing cupboard enclosing hot water cylinder and gas fired central heating boiler.

Stairs leading to the Third Floor:-

## LANDING

Linen cupboard off.

## BEDROOM 3

4.19m (max) x 2.84m (13'9" x 9'4"). Velux window. Sloping ceiling. Radiator. Built-in wardrobe cupboard.

## BEDROOM 4

3.09m (max) x 3.02m (10'2" x 9'11"). Velux window. Sloping ceiling. Radiator. Fitted wardrobe cupboard.

## BEDROOM 5

2.87m x 2.48m (9'5" x 8'2"). Velux window. Sloping ceiling. Radiator and built-in wardrobe cupboard.

## BATHROOM

Old bath, wash hand basin and WC. Part tiled walls. Radiator.

## OUTSIDE

Rear garden area with part paved driveway leading to the Integral Garage, 7.23m x 2.81m (max) (23'9" x 9'3"), with up and over door and rear window. Additional parking in front of the garage together with side shingled area.

## SERVICES

We understand that all mains services are connected.

## TENURE

Freehold.

## COUNCIL TAX

The property is in Band E.

**AGENT'S NOTE:** 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.

Viewing Strictly by Prior

Appointment through the

Selling Agents' Norwich Office.

Tel: 01603 629871

These Particulars were prepared in April 2015.

Ref: NRS5587

**Energy Performance Certificate**

43, Friars Quay, NORWICH, NR3 1ES  
 Dwelling type: Mid-terrace house      Reference number: 8115-7927-3790-6496-1076  
 Date of assessment: 31 March 2015      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 31 March 2015      Total floor area: 154 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,134</b>
<b>Over 3 years you could save</b>	<b>£ 519</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 315 over 3 years	£ 237 over 3 years	
Heating	£ 3,402 over 3 years	£ 3,114 over 3 years	
Hot Water	£ 417 over 3 years	£ 264 over 3 years	
<b>Totals</b>	<b>£ 4,134</b>	<b>£ 3,615</b>	<b>You could save £ 519 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by micro-generation.

**Energy Efficiency Rating**

Very energy efficient - lower running costs		Current		Potential		Not energy efficient - higher running costs	
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(41-54) E	(27-40) F	(13-26) G	(1-12) H
		64		75			

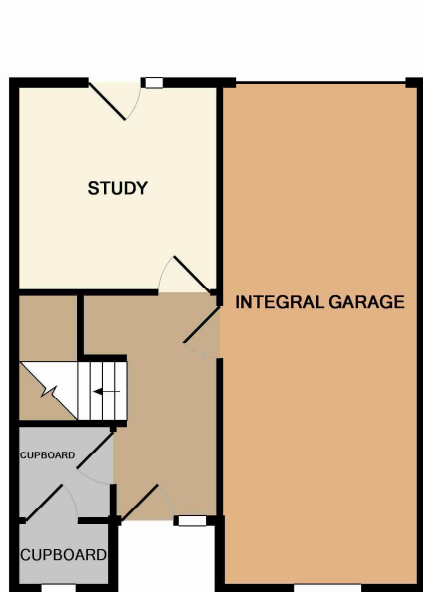
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

**Top actions you can take to save money and make your home more efficient**

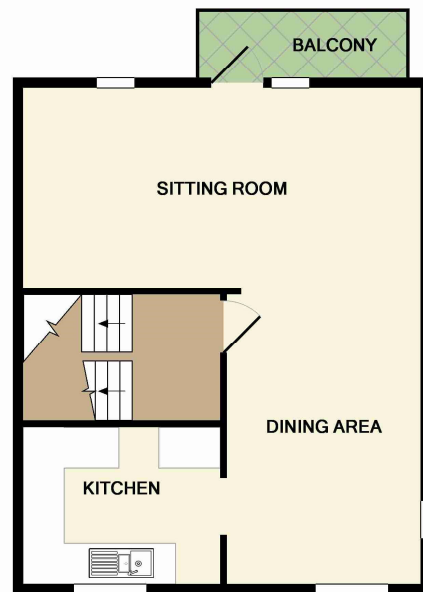
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 309	✔
2 Low energy lighting for all fixed outlets	£15	£ 69	✔
3 Solar water heating	£4,000 - £8,000	£ 144	✔

See page 3 for a full list of recommendations for this property.

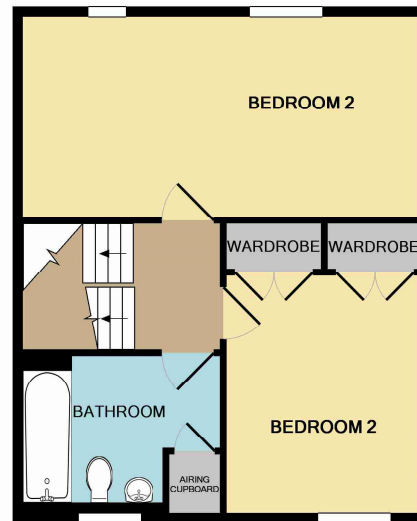
To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingsenergy](http://www.direct.gov.uk/savingsenergy) or call 0300 1234 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



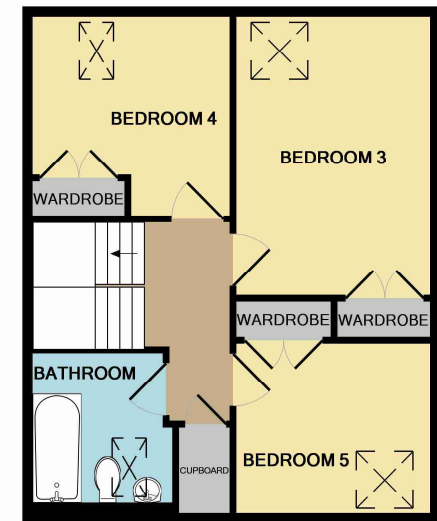
GROUND FLOOR  
APPROX. FLOOR  
AREA 459 SQ.FT.  
(42.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 476 SQ.FT.  
(44.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 469 SQ.FT.  
(43.5 SQ.M.)



3RD FLOOR  
APPROX. FLOOR  
AREA 471 SQ.FT.  
(43.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1875 SQ.FT. (174.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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