

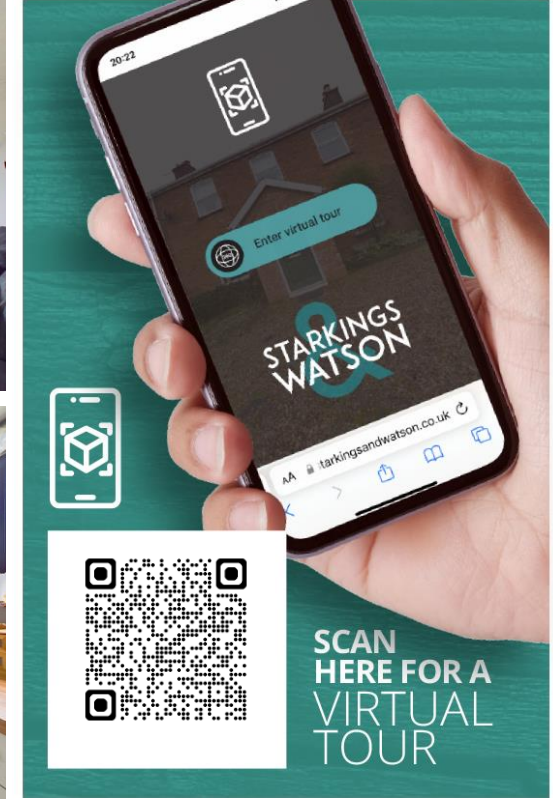
BISHOPS CLOSE

# Thorpe St. Andrew, Norwich NR7 0EH

Leasehold | 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)



- First Floor Maisonette
- Sitting Room with Tree Lined Views
- Fitted Kitchen
- Two Double Bedrooms
- Low Monthly Charges
- Private Rear Garden
- Off Road Parking
- Ideal First Time Buy or Investment

#### IN SUMMARY

**VENDOR FOUND.** With **TREE LINED VIEWS** over the surrounding city location, this **FIRST FLOOR MAISONETTE** has been updated to include a **2022 INSTALLED CENTRAL HEATING** system and decorated to a wonderful standard throughout. Externally, the property offers **OFF ROAD PARKING** and a **PRIVATE REAR GARDEN** with stunning views. Inside, the well-proportioned accommodation extends to a little over **564 Sq. ft (stms)** featuring a generous **SITTING ROOM** leading to the fitted kitchen, **TWO DOUBLE BEDROOMS** and newly fitted **BATHROOM**. An ideal first time buy or investment purchase on the edge of the city with all amenities and local public transport links within walking distance.

#### SETTING THE SCENE

Heading up this picturesque street the road winds round and branches off to the left, here you will find the property sitting to your right with the main access door coming at the rear of the property beyond the parking and in front of the garden.

#### THE GRAND TOUR

As you step inside on the ground floor you are met with a porch style entrance with handy storage space for coats and shoes just before the stairs leading to the main accommodation. The central landing gives access to all living spaces in the property as well as a handy storage cupboard and three piece family bathroom with a fully tiled surround, wall mounted heated towel rail and vanity storage with a shower over the bath. The smaller of the two bedrooms is located to your left, a double bedroom with carpeted flooring and large uPVC double glazed window to the rear currently serving as a study and guest bedroom. The larger of the rooms is to your right, is a generously sized double bedroom offering ample space for soft furnishings and storage with a radiator and large uPVC double glazed window to the rear garden. The main living accommodation is found directly ahead of you at the top of the stairs, this sizeable living space leaves enough space for soft furnishings and a dining table underneath the windows which give unrivalled views over the tree lined edge of city surroundings. The kitchen can be found just off from the sitting room, with a range of wall and base mounted storage units, wood effect work tops with a tiled splash back surround, fitted oven and gas hob with extraction above and under the worktop storage and plumbing for appliances such as a washing machine and dishwasher with space for a tall freestanding fridge/freezer.



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**Disclaimer:** 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.

Price:



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### THE GREAT OUTDOORS

The rear garden is tiered from the back door up towards the perfect patio seating area overlooking the city. The space is predominantly laid to lawn with mature hedges and plants lining the garden and concrete steps up to the seating area. There is hard standing for a shed at the top of the garden and an additional external storage cupboard next to the main access door.

### OUT & ABOUT

The sought after Norwich suburb of Thorpe St Andrew offers a wide range of amenities nearby including local shops, public houses, doctors surgeries, supermarkets and schools. Thorpe St Andrew is only a short walk, car journey or bus ride into the City Centre and offers great access to the A47/A11 routes, and the new Postwick Hub.

### FIND US

Postcode : NR7 0EH

What3Words : ///until.limit.feared

### VIRTUAL TOUR

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

### AGENTS NOTE

The property is offered on a leasehold basis with the lease having a 210 year term starting in 1983. The ground rent was changed to a peppercorn rent including buildings insurance paid at a cost of £250 per annum. Shared costs for the maintenance of the building apply.



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<sup>TM</sup>  
564.89 ft<sup>2</sup>  
52.48 m<sup>2</sup>

