



Mousehold Street, Norwich - NR3 1PG

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HYBRID ESTATE AGENTS



Mousehold Street

Norwich, Norwich

A well appointed GROUND FLOOR FLAT situated just a few minutes walk from Norwich city centre offering a generously sized and hard to come by PRIVATE WRAP AROUND GARDEN with tall planting borders. Internally, the floor space reaches a little over 600 Sq. Ft (stms) giving way to a well-lit 18' SITTING/DINING ROOM with ample floor space, fitted kitchen with INTEGRATED APPLIANCES, family bathroom and TWO DOUBLE BEDROOMS. The property offers uPVC double glazed windows with a gas combination boiler along with a welcome amount of internal storage cupboards.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Ground Floor Flat
- Private Wrap Around Garden
- Over 605 Sq. Ft of Accommodation
- 18' Open Sitting/Dining Room
- Two Double Bedrooms
- Fitted Kitchen
- Ideal First Time Buy or Investment
- Walking Distance to all Amenities & City Centre



Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes at the end of the road, a wealth of local amenities can be found on the door step 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.

SETTING THE SCENE

Situated just off from the street, a communal walkway grants access into the communal entrance way and stairs accessed only via an intercom entry system for security and privacy. Once inside, you will head down the stairs with the property emerging to your left.

THE GRAND TOUR

Once down the stairs the property will emerge to your left and upon entering you will notice a clean and neutral décor with decorative panelling in the entrance lobby and tiled flooring underfoot leading you directly into the kitchen. Within the kitchen a range of wall and base mounted storage can be found set around rolled edge work surfaces that give way to integrated appliances including a low level oven and four ring gas hob with extraction above with tiled splashbacks. Within the kitchen there is additional space for appliances including a freestanding fridge/freezer, tumble dryer and plumbing for a washing machine with useful pantry style storage cupboard. The main living area opens from the lobby into a well lit and sizable sitting/dining room complete with all wood effect flooring underfoot. The space initially leads to the sitting room area whilst beyond the floor space allows for a formal dining table sitting in front of large full height uPVC double glazed windows allowing a variety of layouts to be explored.





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Stepping beyond the storage cupboard in the dining area, the second hallway grants access to both of the double bedrooms as well as the three piece bathroom suite complete with tiled walls and flooring and featuring a rainfall shower over the bath, vanity storage and heated towel rail. The larger of the bedrooms comes to the right hand side again with a large uPVC double glazed window allowing natural light to pour into the room with carpeted flooring and space for large double bed with additional storage units. The smaller bedroom would still easily hold a double bed with additional storage units whilst also benefiting from its own storage cupboard. This space has a large uPVC double glazed window looking into the private garden space with radiator below.

FIND US

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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 where the lease begun in 1982 with a 125 year agreement. There is a service charge of roughly £550p/a which is variable with a ground rent of only £10p/a.

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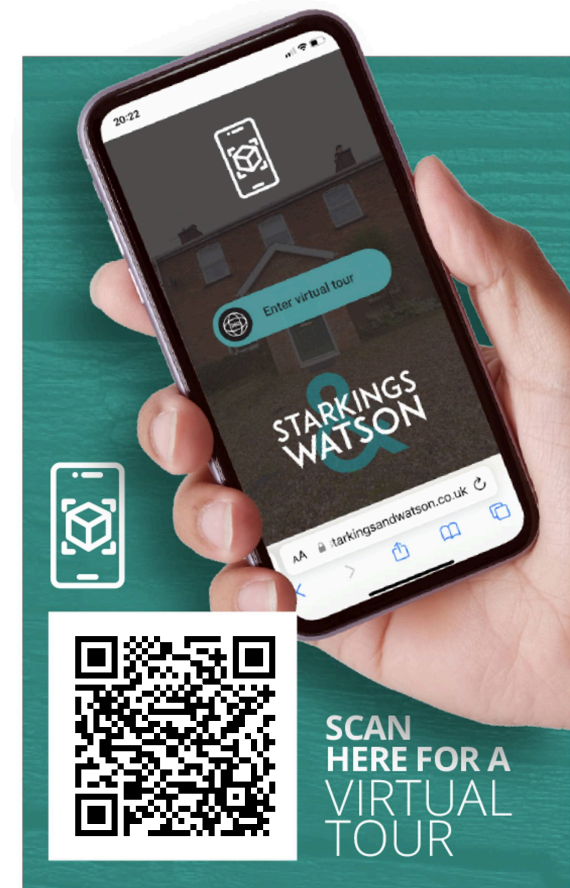
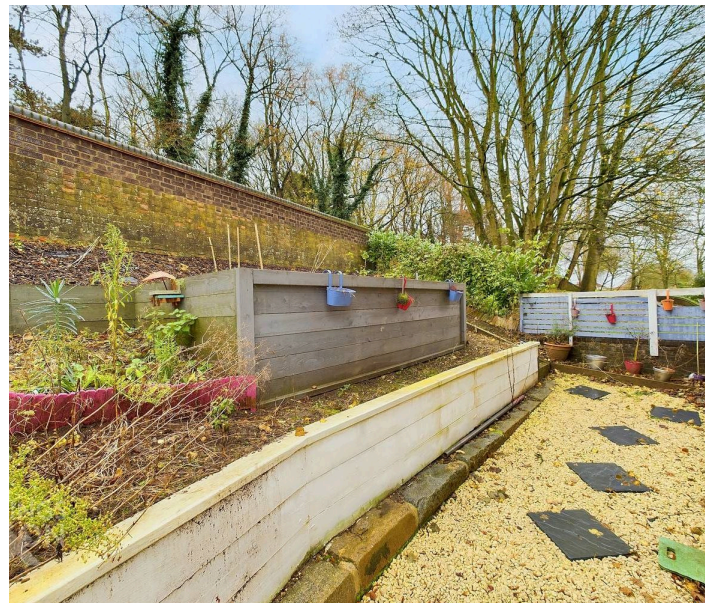
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THE GREAT OUTDOORS

Externally the property does boast a rare and much sought after private garden offered in a predominantly low maintenance state with shingle and wooden decked flooring creating the ideal private seating area in the warmer months with a tiered and banked planting area beyond, perfectly suited to adding some colourful planting borders and shrubs.



SCAN
HERE FOR A
VIRTUAL
TOUR

Bathroom
6'11" x 5'3"
2.11 x 1.62 m

Bedroom
9'6" x 8'7"
2.91 x 2.63 m

Bedroom
13'9" x 10'1"
4.20 x 3.09 m

Kitchen
9'7" x 8'8"
2.94 x 2.65 m

Sitting/Dining Room
18'9" x 10'1"
5.74 x 3.09 m

Entry
3'1" x 4'8"
0.95 x 1.43 m

Approximate total area⁽¹⁾

605.49 ft²

56.25 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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