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Victoria Street . Norwich . NR1 3QX

£398,000

**GRADE II LISTED WITH PERIOD FEATURES
THROUGHOUT INCLUDING SASH WINDOWS AND
PICTURE RAILS**

Arnolds Keys are proud to present this charming Grade II listed semi-detached house holding abundance of period features, situated within a very desirable location and enjoying the easy access into Norwich city centre, public amenities including bus station and Norwich City College.

With stain glass window arched entrance door opening into the hallway with a stunning curved staircase leading to first floor. The ground floor accommodation comprises of two good size reception rooms, with the front benefiting from an open fireplace and both with sash style windows. The rear reception room gives access to the cellar providing ideal storage space, and into the kitchen fitted with a range of wall and base units with work surfaces over, stainless steel sink with drainer and gas hob and oven and space for fridge freezer. Through into the inner lobby/utility space with plumbing giving way to the ground floor shower room and access to rear garden.

The first floor accommodation comprises a spacious landing area with access to the large loft space, two double bedrooms to front and rear aspect with the rear having a three piece en-suite bathroom and the front bedroom featuring a cast iron fireplace. The third bedroom is that of a single size to front aspect.

The property is approached via a singled driveway providing parking for two cars. The rear garden is mainly laid to lawn with a raised decked patio area, shrub boards and an established fig tree and Acer Palmatum.



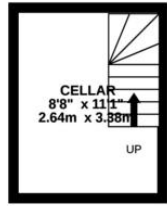
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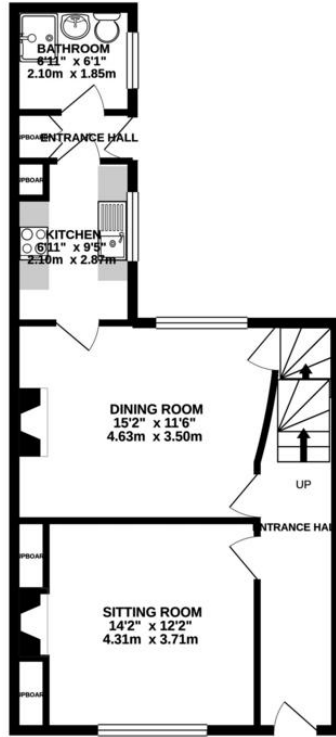
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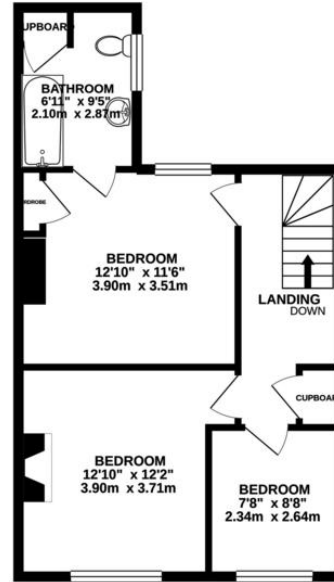
BASEMENT
96 sq.ft. (8.9 sq.m.) approx.



GROUND FLOOR
558 sq.ft. (51.6 sq.m.) approx.



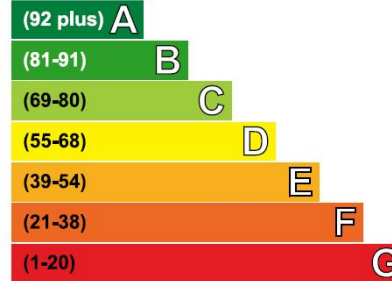
1ST FLOOR
498 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1152 sq.ft. (107.0 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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
	83
59	

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. 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 £125. 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 £200. 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.



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