



St. Georges Street, Norwich

Guide Price £340,000 Freehold

Energy Efficiency Rating : 85

- ✓ Vendors Found!
- ✓ Mid Terrace Townhouse
- ✓ Open Plan Kitchen/Breakfast Room
- ✓ Dining Area & First Floor Sitting Room
- ✓ Three Double Bedrooms
- ✓ Family Bathroom & Cloakroom
- ✓ Allocated Parking
- ✓ Courtyard Garden to Rear

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





VENDORS FOUND! This MID-TERRACE TOWNHOUSE offers close to 1000 Sq ft (stms of accommodation, and is within WALKING DISTANCE to NORWICH CITY CENTRE, with THREE FLOORS of SPACIOUS rooms. This RARE OPPORTUNITY to enjoy CITY LIVING, includes OFF ROAD ALLOCATED PARKING. Once inside, the entrance hall leads to the OPEN PLAN KITCHEN/BREAKFAST ROOM and adjoining DINING AREA, with this beautiful space boasting FULL HEIGHT BI-FOLDING DOORS to the rear, a FITTED KITCHEN with INTEGRATED APPLIANCES and under stairs CLOAKROOM. The first floor features the SITTING ROOM which benefits from a JULIET BALCONY, and the first of the DOUBLE BEDROOMS. Two further DOUBLE BEDROOMS are found to the top floor along with the FAMILY BATHROOM. To the outside a low maintenance COURTYARD GARDEN can be found.

LOCATION

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 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.

DIRECTIONS

You may wish to use your Sat-Nav (NR3 1DA), but to help you...Heading towards North City on Riverside Road, follow to the end and take the first exit onto Barrack Street. Follow straight over at the roundabout and then left as you come off the flyover onto Calver Street. For the parking, as Calver

Street forks to the right and becomes St. Georges Street, turn left and turn right opposite Balderston Court between two buildings to find the parking. The front of the property is accessed off St. Georges Street.

The property is approached via a pedestrian footpath with a wrought iron fence and gate leading to the front door.

uPVC double glazed entrance door to:

ENTRANCE HALL

Fitted carpet, cloak and boot storage space, stairs to first floor landing, smooth ceiling, door to:

KITCHEN/DINING ROOM

25' 11" x 12' 7" Max. (7.9m x 3.84m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, matching up-stands, inset gas hob with extractor fan above, built-in electric double oven, integrated dishwasher, fridge, freezer and washing machine, tiled flooring, uPVC double glazed window to front and side, full height double glazed French doors to rear, smooth ceiling, door to:

CLOAKROOM

Two piece suite comprising low level W.C. with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, tiled flooring, heated towel rail, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, stairs to second floor landing, smooth ceiling, doors to:

SITTING ROOM

14' 1" x 12' 7" Max. (4.29m x 3.84m) Oak wood flooring, radiator, double glazed French doors to rear with 'Juliet' style balcony, television point, smooth ceiling.

DOUBLE BEDROOM

14' 4" x 12' 8" (4.37m x 3.86m) Fitted carpet, radiator, double glazed window to front x2, smooth ceiling.

STAIRS TO SECOND FLOOR LANDING

Fitted carpet, smooth ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

12' 7" x 10' 5" (3.84m x 3.18m) Fitted carpet, radiator, double glazed window to front, smooth ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, panelled bath with mixer tap, thermostatically controlled shower and glazed shower screen, tiled splash backs and flooring, chrome heated towel rail, smooth ceiling with recessed spotlighting and extractor fan.

DOUBLE BEDROOM

9' 4" x 6' 10" (2.84m x 2.08m) Fitted carpet, radiator, velux window to front, built-in double wardrobe housing the hot water cylinder and wall mounted gas fired central heating boiler, smooth ceiling.

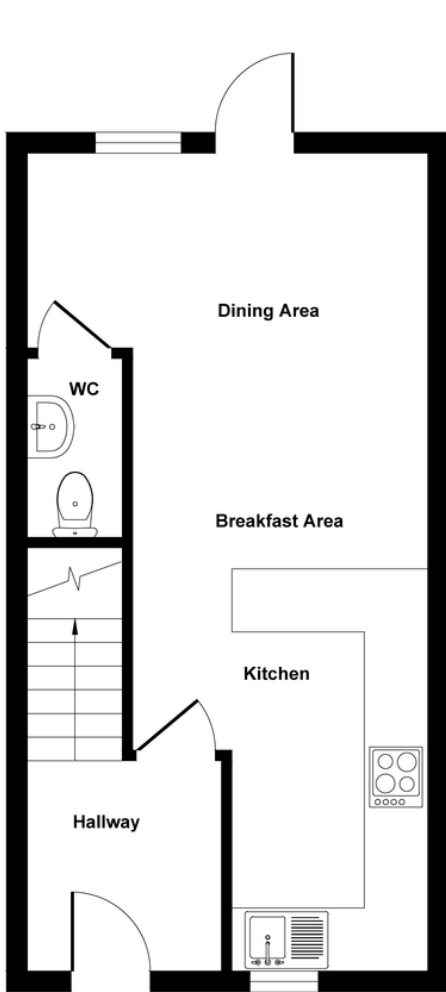
COURTYARD GARDEN

This low maintenance courtyard offers gated access, and space for a bistro set.

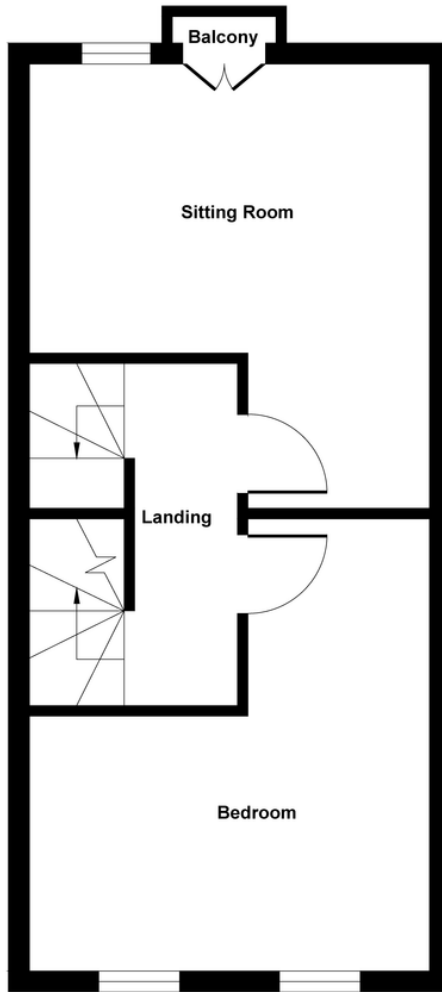
PARKING

Parking is provided for one vehicle.

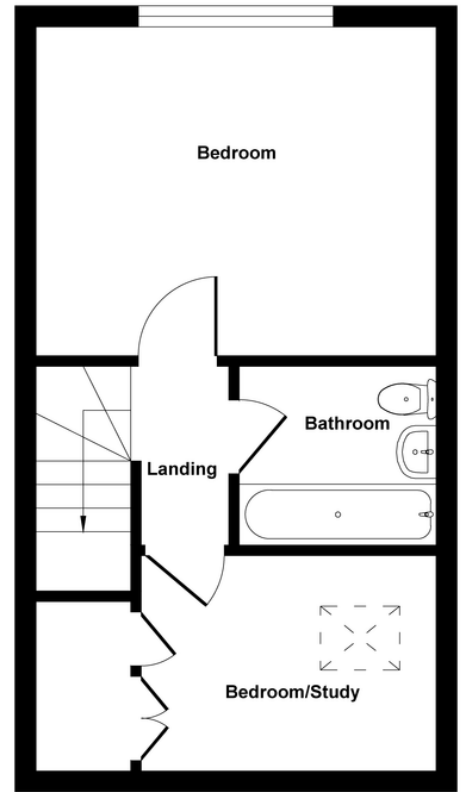




Ground Floor
 Approximate Floor Area
 328 sq. ft
 (30.47 sq. m)



First Floor
 Approximate Floor Area
 364 sq. ft
 (33.81 sq. m)



Second Floor
 Approximate Floor Area
 298 sq. ft
 (27.68 sq. m)

Approx. Gross Internal Floor Area 990 sq. ft / 91.97 sq. m



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

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