



292 King Street | | Norwich | NR1 2BJ

Offers In Excess Of £270,000

**** FLOORPLAN TO FOLLOW! RARELY AVAILABLE UNIQUE END TERRACE HOUSE WITH A LARGE CELLAR**** Gilson Bailey are delighted to offer WITH NO ONWARD CHAIN this LARGE, HALL ENTRANCE, FOUR BEDROOM, END TERRACE HOUSE situated to the south of the city within walking distance to the City Centre. Accommodation comprising entrance hall, lounge, dining room, kitchen and breakfast room with stairs down to the cellar. On the first floor there are four bedrooms, bathroom and WC. Outside there is a small enclosed back garden with gate access. The house benefits from some double glazing, gas heating but is in need of modernisation throughout. Be quick to book a viewing to appreciate the potential on offer.



Location

The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, dining room, breakfast room and stairs to first floor.

Lounge 14'11" x 13'7"

Three sash windows, radiator.

Dining Room 14'0" x 13'5"

Sash window, radiator.

Kitchen 8'11" x 6'6"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window.

Breakfast Room 15'1" x 6'7"

Double glazed window, radiator.

Cellar 16'10" x 14'2"

First Floor Landing

Doors to three bedrooms, bathroom and WC.

Bedroom One 13'11" x 13'8"

Two sash windows, radiator.

Bedroom Two 14'9" x 11'3"

Sash window, radiator.

Bedroom Three 15'7" x 9'10"

Sash window, radiator.

Bedroom Four 11'10" x 8'7"

Sash windows, radiator.

Bathroom

Panelled bath with shower over, hand wash basin, sash window, radiator.

WC

Low level WC, double glazed window.

Outside

Small enclosed rear garden.


Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.