

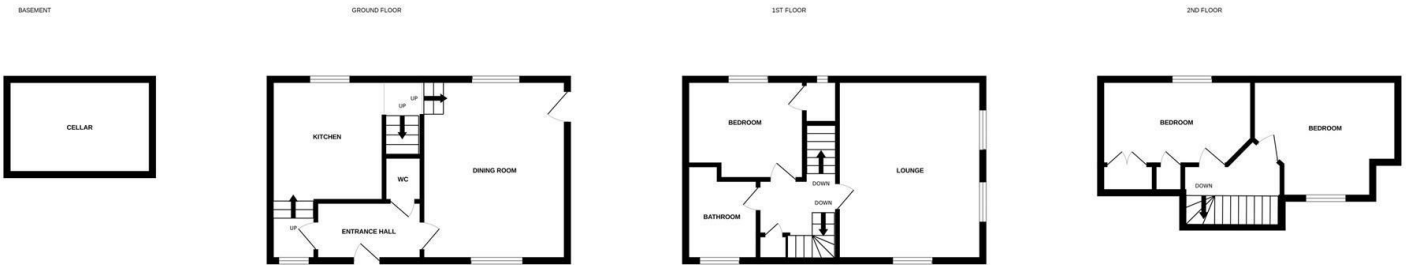


## 19a Colegate | | Norwich | NR3 1BN

**Guide Price £450,000**

**\*\*GUIDE PRICE £450,000 - £475,000 CHARMING 18TH CENTURY TOWNHOUSE STEEPED IN HISTORY CURRENTLY BEING USED AS A SUCCESSFUL AIR BNB\*\***  
Gilson Bailey are delighted to offer this RARELY AVAILABLE, STUNNING, PERIOD, THREE STOREY TOWNHOUSE dating back to the 1700's tucked away in the heart of Norwich's City Centre. Accommodation comprising entrance hall, dining room with access to the cellar, kitchen and WC to the ground floor. On the first floor you will find the lounge, bathroom and bedroom and further two bedrooms on the second floor. Outside you enter the house via a private road which leads to the rear courtyard offering an off-road parking for one car. The townhouse benefits from its own sense of history and a host of original features that include exposed beams, inglenook fireplace, sash windows and a medieval barreled well protected by a glass pane. The property would suit a wide array of buyers so be quick to book a viewing to appreciate the charm and location on offer.





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 as to their operability or efficiency can be given.  
Made with Metropix ©2024

## 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 dining room, kitchen, WC and stairs to first floor.

### Dining Room 15'1" x 12'0"

Two windows, two radiators, fireplace, wooden flooring.

### Kitchen 15'1" x 9'6"

Fitted wall and base units with worktops over, sink and drainer, electric hob, fitted oven, space for fridge and washing machine, window, radiator.

### WC 3'8" x 3'1"

Low level WC, hand wash basin.

### Cellar 11'10" x 8'5"

## First Floor Landing

Doors to bedroom, lounge, bathroom and stairs to second floor.

### Bedroom Three 9'1" x 8'11"

Window, radiator, built in cupboard.

### Lounge 15'8" x 12'2"

Three windows, radiator, cast iron fireplace.

### Bathroom 8'0" x 5'4"

Panelled bath with shower over, low level WC, hand wash basin, frosted window.

## Second Floor Landing

Doors to two bedrooms.

### Bedroom One 12'2" x 9'10"

Window, radiator.

### Bedroom Two 12'2" x 7'3"

Window, radiator, built in wardrobes.

## Outside

Rear courtyard providing off road parking.

## Local Authority

Norwich City Council, Tax Band D.

## Tenure


Freehold

## Utilities

Gfast fibre broadband available.  
Mains water and electric.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Local Authority**

Norwich City Council, Tax Band D

**Tenure**

Freehold

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.