




gilsonbailey



31 St Augustines Street | | Norwich | NR3 3BY

Offers In Excess Of £220,000

GUIDE PRICE: £220,000 - £230,000 ****RARELY AVAILABLE THREE STOREY HOUSE**** Gilson Bailey are delighted to offer **WITH NO ONWARD CHAIN** this **THREE BEDROOM, THREE STOREY, MID TERRACE HOUSE** situated on the prestigious St Augustines Street within walking distance to the City Centre. Accommodation comprising **STUDIO**, kitchen, hallway/utility room, WC and mezzanine bedroom to the ground floor. On the first floor there is a lounge, shower room and bedroom with a balcony and to the second floor there is another bedroom. The studio is currently being used as a successful rental so be quick to book a viewing to see the potential on offer.


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While every attempt has been made to ensure the accuracy of the facilities contained herein, measurements of floors, windows, doors 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 condition or efficacy can be given. Made with Metropac (2024) Ltd

Location

St Augustines Street is within walking distance of the City centre, located close by to many local amenities including schooling, popular local pubs, shops, restaurants and supermarkets. There is ease of access to the Norwich Ring Road, NDR, Norwich international Airport and Norwich train station.

Tenure

Freehold

Utilities

Ultrafast full fibre broadband available.
Mains water and electric.

Accommodation Comprises

Front door to:

Studio 15'3" x 11'9"

Kitchen 13'10" x 9'7"

Utility 11'11" x 5'10"

WC

Bedroom 14'2" x 7'4"

First Floor Landing

Door to:

Lounge 14'0" x 11'11"

Shower Room 6'5" x 4'4"

Bedroom 12'3" x 9'1"

Second Floor Landing

Door to:

Bedroom 14'11" x 11'5"

Local Authority

Norwich City Council, Tax Band B.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E		
(21-38) F		
(1-20) G	1	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band B

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.

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