

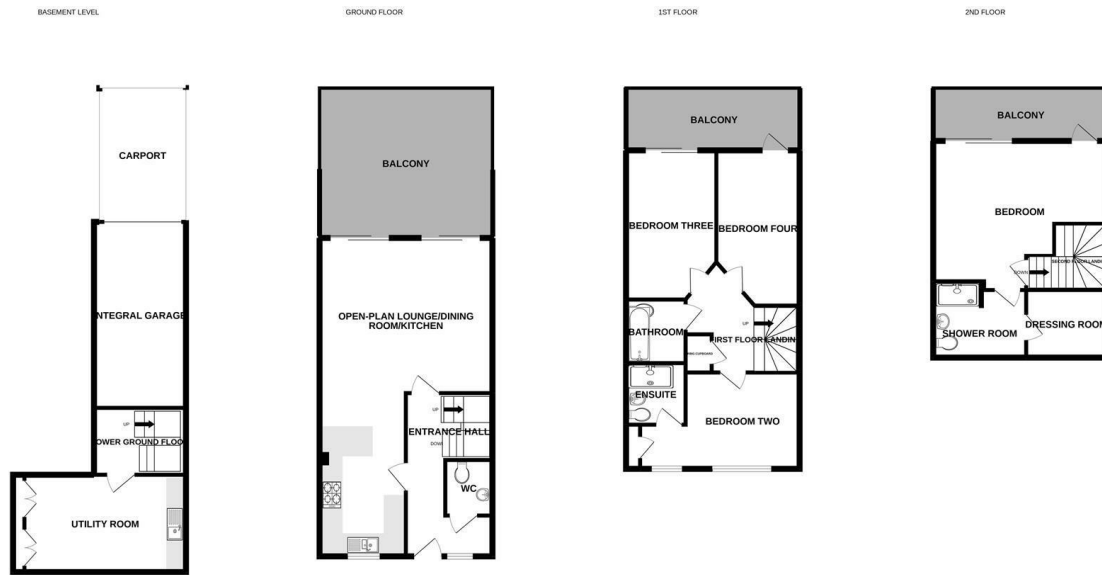


14 St James Meadow | | Norwich | NR3 1TR

Offers In Excess Of £425,000

LARGE TOWNHOUSE BY THE RIVER WITHIN WALKING DISTANCE TO THE CITY CENTRE** Gilson Bailey are delighted to offer this four storey, four bedroom, end townhouse in an idyllic riverside, city centre location with accommodation comprising, WC, fitted kitchen with open plan lounge/dining room leading to a large balcony. The lower ground floor provides a utility room and integral garage with one parking space in front. There are three bedrooms and a bathroom to the first floor with bedroom two benefitting from an en-suite shower room. The second floor master bedroom has sliding doors to another balcony, en-suite shower room and walk-in dressing room. The townhouse benefits from gas heating (new boiler fitted in 2021), double glazing and is offered with no onward chain. Be quick to book a viewing to appreciate the size 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.
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Location

St James Meadow can be found a short stroll from the hustle and bustle of Norwich city centre including Tombland with it's selection of restaurants, bars, coffee shops and the city with it's extensive shopping and walking distance to the Riverside Complex and Norwich Railway Station.

Accommodation comprises:

Front door to:

Entrance Hall

Doors to WC, kitchen, lounge/dining room, staircase to first floor and staircase to lower ground floor, radiator.

Kitchen 7'7" x 17'0"

Quality range of wall and base units, stainless single sink and drainer, stainless steel fitted oven, hob and extractor, tiled splash backs, power points, tiled floor, integral dishwasher, space for free standing fridge freezer. Open plan to:

WC

Low level wc, pedestal hand wash basin, tiling, radiator.

Lounge/Dining Room 14'6" x 16'10"

Three radiators, coving, two double glazed sliding patio doors to balcony measuring 5.17m x 4.51m paved and enclosed by glass panelling and railing.

Lower Ground Floor

Doors to Garage and Utility.

Utility 9'6" x 16'11"

Wall and base units, stainless steel single sink and drainer, spaces for washing machine and fridge freezer, tiled flooring.

Integral Garage 18'10" x 8'2"

Power and light connected, up and over garage door.

First Floor Landing

Doors to bedrooms two, three, four, airing cupboard and bathroom.

Bedroom Two 9'6" x 11'1"

Two uPVC double glazed windows, radiator, door to:

En-suite Shower Room

Three piece comprising low level wc, pedestal hand wash basin and double tiled shower cubicle with glazed sliding door. Radiator.

Bedroom Three 8'4" x 11'4"

uPVC double glazed sliding patio door to balcony, radiator.

Bedroom Four 8'1" x 14'7"

uPVC double glazed door to balcony, radiator.

Bathroom

Three piece suite comprising low level wc, hand wash basin, bath with mixer shower over and glazed shower screen, tiled flooring.

Second Floor Landing

Door to:

Bedroom One 16'11" x 13'9"

Two uPVC double glazed sliding patio doors to balcony enjoying stunning views across the River, radiator. Door to:

En-suite Shower Room

Three piece suite comprising low level wc, hand wash basin and double tiled shower cubicle, radiator, tiled floor. Door to:

Dressing Room 7'8" x 6'5"

Outside

Driveway providing parking leading to the single integral garage.

Local Authority

Norwich City Council
Tax Band E

Tenure


Freehold

Service Charge

£400 per annum.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	85
(55-68) D		
(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.

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