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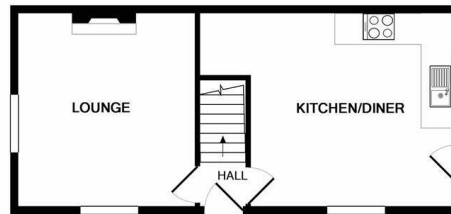


25 Cathedral Street | | Norwich | NR1 1LU

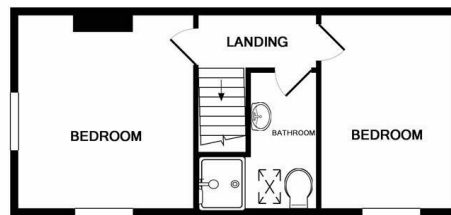
£240,000

****STUNNING GREY BRICK END TERRACE**** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, HALL ENTRANCE, END TERRACE HOUSE situated in the heart of Norwich's City Centre. Accommodation comprising entrance hall, lounge and kitchen/diner to the ground floor. On the first floor there are TWO BEDROOMS and a shower room off landing. Outside there is a communal courtyard shared with neighbouring properties and a brick store shed. The house benefits from gas central heating, sash windows, NO ONWARD CHAIN and is in excellent condition throughout. The property would make a fantastic first time purchase or buy-to-let investment so be quick to book a viewing.


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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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

Staircase to first floor, stripped pine doors to lounge and kitchen/diner.

Lounge 11'3" x 11'1"

Sash window to front and side aspect, open fireplace, radiator.

Kitchen/Diner 12'1" x 11'4"

Sash window to front aspect, window to side aspect, door to side aspect leading to communal courtyard. Range of wall and base units with worktops over inset sink and drainer, fitted hob with extractor hood over, fitted oven, space for fridge/freezer and dishwasher, radiator, boiler.

First Floor Landing

Stripped pine doors to two bedrooms and shower room.

Bedroom One 11'4" x 11'5"

Sash window to front and side aspect with views towards the Cathedral and Cathedral grounds, radiator.

Bedroom Two 11'4" x 8'6"

Sash window to front aspect, radiator.

Shower Room

Double glazed velux window to front aspect, three piece suite comprising shower cubicle, low level wc and hand wash basin, extractor fan, heated towel rail.

Outside

To the rear is a shared communal courtyard with brick built store shed and brick built cupboard.

Local Authority

Norwich City Council, Tax Band B.


Tenure

Freehold

Utilities

Gfast fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
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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