



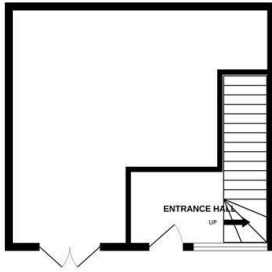
15 Muspole Street | | Norwich | NR3 1DJ

Guide Price £400,000

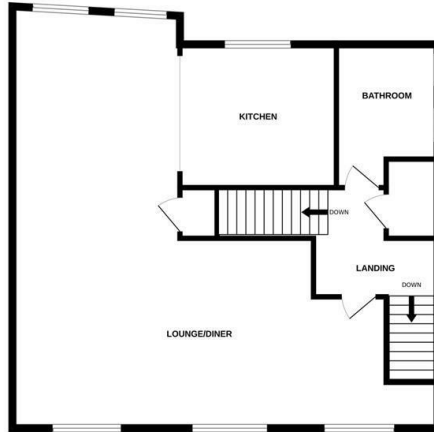
****GUIDE PRICE £400,000 - £425,000**** This beautifully redeveloped Georgian-style property on Muspole Street offers a unique opportunity to own a piece of Norwich's history, right in the heart of the city's vibrant business and cultural district. Originally built in the late 1800s as a workhouse and redeveloped in 2004, this home perfectly blends historic charm with modern convenience. The property features a private entrance hall with stairs leading to the first floor to an extra large lounge/diner with kitchen area and bathroom. To the second floor there are two incredibly spacious bedrooms with bedroom one benefitting from an en-suite shower room. The home benefits from a ground floor garage/storage area and two permitted on-road parking spaces, with further parking options easily available through local garages or nearby offices. Its central location means you'll be surrounded by the best Norwich has to offer, including delightful cafes and bars like the popular Last Wine Bar, which offers special deals to local residents. The area is also home to artistic studios, craft fairs, and markets, creating a truly magical atmosphere. Architecturally, the house was designed with a view of Norwich Cathedral's spire, enhancing the property's historical appeal. The Norwich Dance School is located just behind the property, offering a charming soundtrack of piano music and ballerinas throughout the day. The Junkyard Market and Norwich Playhouse are just down the road, providing a lively social scene with food, drink, and live entertainment, while the nearby riverside bars and club land make this area one of the city's most desirable locations. Whether you're looking for a charming family home, a rental investment, or a prime location to experience Norwich's creative heart, this property offers an extraordinary lifestyle opportunity.



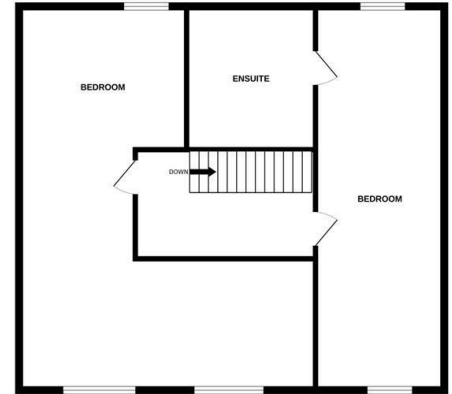
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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

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

With stairs to first floor.

First Floor Landing

Doors to lounge/diner, bathroom and stairs to second floor.

Lounge/Diner 29'9" x 28'8"

Windows to front and rear, radiators.

Kitchen 11'7" x 8'4"

Fitted wall and base units with worktops over, sink and drainer, space for Range cooker, fridge/freezer, washing machine and dishwasher, window.

Bathroom 11'5" x 7'7"

Large bath, low level WC, hand wash basin, heated towel rail, two windows.

Second Floor Landing

Doors to two bedrooms.

Bedroom One 27'8" x 9'1"

Windows to front and rear, radiator.

En-Suite 9'2" x 8'6"

Shower cubicle, low level WC, hand wash basin, window.

Bedroom Two 27'8" x 18'8"

Dual aspect windows, radiator.

Local Authority

Norwich City Council, Tax Band D.


Tenure

Leasehold - Term 125 years from 1 June 2005. Please note ground rent and service/maintenance charges apply. For further information, please contact the office.

Utilities

Ultrafast full fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

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

Tenure

Leasehold

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.