



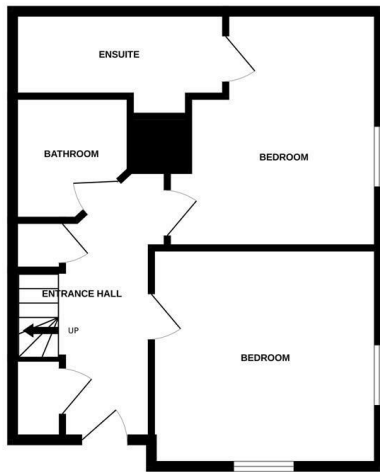
10 The Old Barley Market | | Norwich | NR2 1GG

Guide Price £380,000

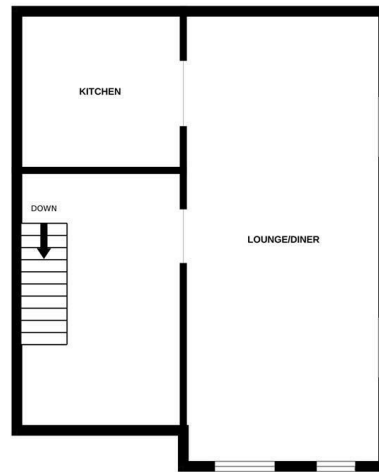
****GUIDE PRICE £380,000 - £400,000** UNIQUE CHARACTER PROPERTY ON A GATED DEVELOPMENT IN THE HEART OF THE CITY CENTRE**** Gilson Bailey are delighted to offer this TWO BEDROOM, PERIOD HOME conveniently located in the City Centre of Norwich. Accommodation comprising entrance hall, bathroom and TWO BEDROOMS to the ground floor with bedroom one having an EN-SUITE SHOWER ROOM. To the first floor there is a large landing/study area, lounge/diner with vaulted beamed ceiling and a modern fitted kitchen. Outside there is a secluded courtyard garden to the front and ONE OFF ROAD PARKING SPACE. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would suit a wide array of buyers so be quick to book a viewing to appreciate the location on offer.



GROUND FLOOR



1ST 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

Doors to two bedrooms, bathroom, storage cupboards and stairs to first floor.

Bedroom One 12'10" x 11'9"

Double glazed window, radiator, ceiling beams.

En-Suite 10'2" x 4'0"

Shower cubicle, low level WC, hand wash basin, heated towel rail, extractor fan.

Bedroom Two 13'0" x 12'0"

Two double glazed windows, radiator, ceiling beams, built in wardrobe.

Bathroom 6'6" x 5'9"

Panelled bath with shower over, low level WC, hand wash basin, radiator, extractor fan.

First Floor Landing

Study area and door to lounge/diner.

Lounge/Diner 25'5" x 14'2"

Two double glazed windows, two radiators, ceiling beams.

Kitchen 8'10" x 8'10"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge and freezer, washing machine and dishwasher, radiator, Velux window.

Outside

Private courtyard garden with raised flower beds and one off road parking space.

Local Authority

Norwich City Council, Tax Band D.


Tenure

Freehold

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		85
(69-80) C	73	
(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	

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.

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