

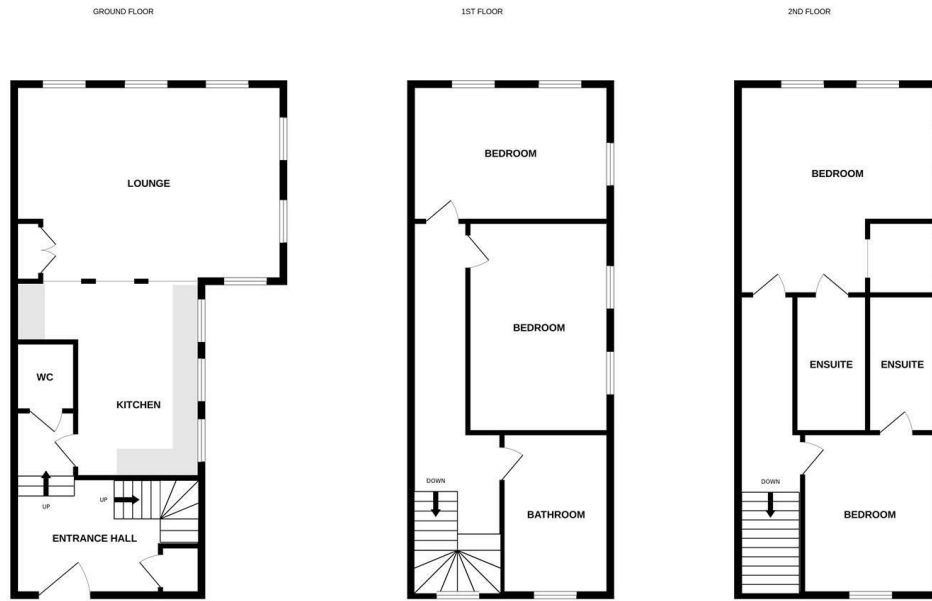


5 Bignold House Surrey Street | | Norwich | NR1 3NX

Guide Price £600,000

Gilson Bailey are delighted to offer this stunning, Grade II listed, fully renovated, four bedroom, three storey, Georgian townhouse located in the City Centre of Norwich steeped with history and charm and built in 1764 by the architect Robert Mylne. Accommodation comprising a grand entrance hall, light and airy lounge, high quality modern kitchen and downstairs WC. On the first floor there are two bedrooms and a beautiful bathroom off landing and two more bedrooms to the second floor both benefitting from stunning en-suites. This amazing townhouse benefits from gas heating, high ceilings, large sash windows and has been transformed throughout offering the perfect blend of modern and classic charm and internal viewing is highly recommended to appreciate this lovely home and the luxury and convenience it offers.





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

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Accommodation Comprises

Front door to:

Entrance Hall

Understairs storage cupboard, doors to kitchen, WC and stairs to first floor.

Kitchen 15'8" x 10'5"

Quality fitted base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, three secondary glazed windows, wood effect vinyl flooring.

Lounge 20'8" x 15'5"

Six secondary glazed windows, two radiators, storage cupboard, wood effect vinyl flooring.

WC 4'7" x 4'3"

Low level WC, hand wash basin, tiled flooring.

First Floor Landing

Doors to two bedrooms, bathroom and stairs to second floor.

Bedroom Three 16'0" x 10'9"

Two secondary glazed sash windows, radiator.

Bedroom Four 15'5" x 10'5"

Two secondary glazed sash windows, radiator.

Bathroom 12'9" x 8'2"

Roll top bath, walk-in shower cubicle, low level WC, hand wash basin, heated towel rail, sash window.

Second Floor Landing

Doors to two bedrooms.

Bedroom One 16'0" x 16'0"

Sash windows with secondary glazing, radiator, dressing area, door to:

En-Suite 9'10" x 6'2"

Walk-in shower cubicle, low level WC, hand wash basin, tiled flooring.

Bedroom Two 11'9" x 10'9"

Sash window with secondary glazing, radiator, door to:

En-Suite 8'2" x 5'6"

Walk-in shower cubicle, low level WC, hand wash basin, tiled flooring.

Local Authority

Norwich City Council, Tax Band E.

Tenure

Freehold

Service Charge £1424 per annum


Utilities

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		
(69-80) C		
(55-68) D	68	74
(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 E

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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