



Upper St. Giles Street
Norwich, NR2 1TP

Offers in the region of £200,000

claxtonbird
residential

Upper St. Giles Street, Norwich, NR2 1TP

*** SECLUDED APARTMENT IN SOUGHT AFTER CITY CENTRE LOCATION *** ClaxtonBird are delighted to offer for sale this well presented, light and airy first floor apartment located in a 'tucked away' position off of sought after Upper St Giles St, within walking distance of the city centre of Norwich. The property is offered for sale with no onward chain and offers accommodation comprising of an Entrance Hall, open plan Lounge/Dining Room/Kitchen enjoying a dual south/west aspect, Master Bedroom with En Suite Shower Room, a further double Bedroom and a Bathroom, all benefiting from Gas Central Heating and Double Glazing throughout. Early viewing is highly recommended.

Communal Entrance Hall

Stairs leading to the first floor accommodation.

Hallway

Built in storage cupboard and built in airing cupboard, access to loft.

Lounge/Diner/Kitchen 24'7" x 10'8" (7.49m x 3.25m)

The kitchen area is fitted with a range of matching base and eye level units with work surfaces over and inset single drainer stainless steel sink unit, built in electric oven and inset electric hob with extractor hood over and plumbing for automatic washing machine. Three windows and Juliet balcony to rear.

Bedroom One 11'8" x 10'9" (3.56m x 3.28m)

Radiator and window to the front.

En Suite

Suite comprising of shower cubicle, hand wash basin and W.C. and heated towel rail.

Bedroom Two 11'8" x 8'4" (3.56m x 2.54m)

Radiator and window to the front.

Bathroom

White suite comprising of bath with shower over, pedestal hand wash basin and W.C. Heated towel rail and window to the rear.

Outside

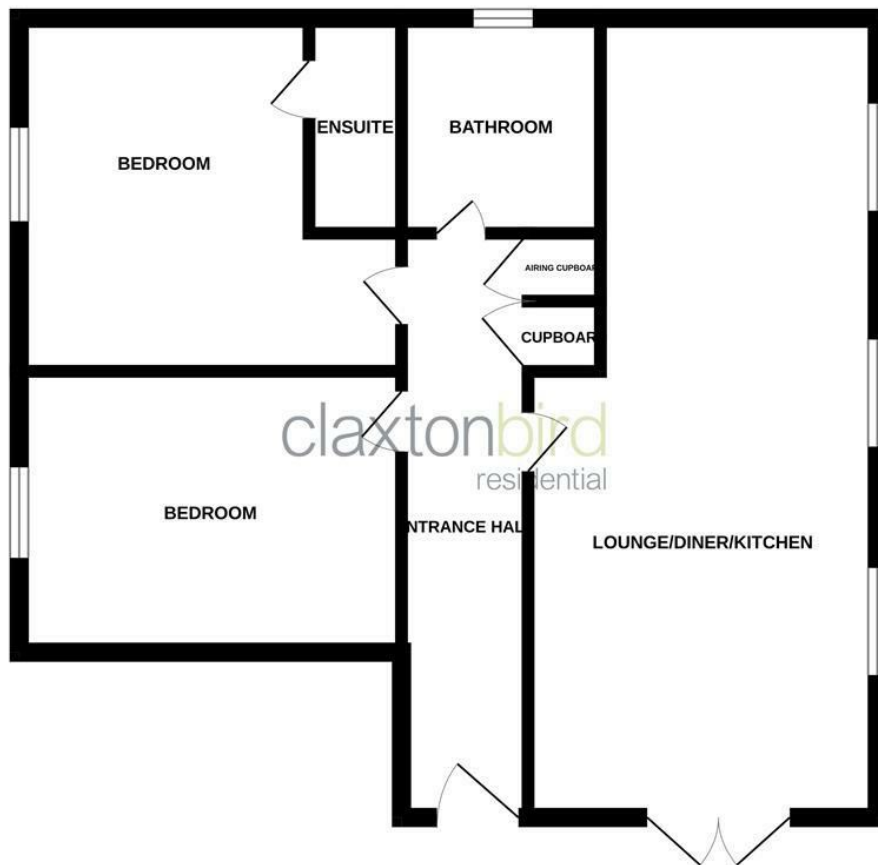
The property is set through a private gate off of Upper St Giles St and there are communal gardens all around the building,

Agents Note

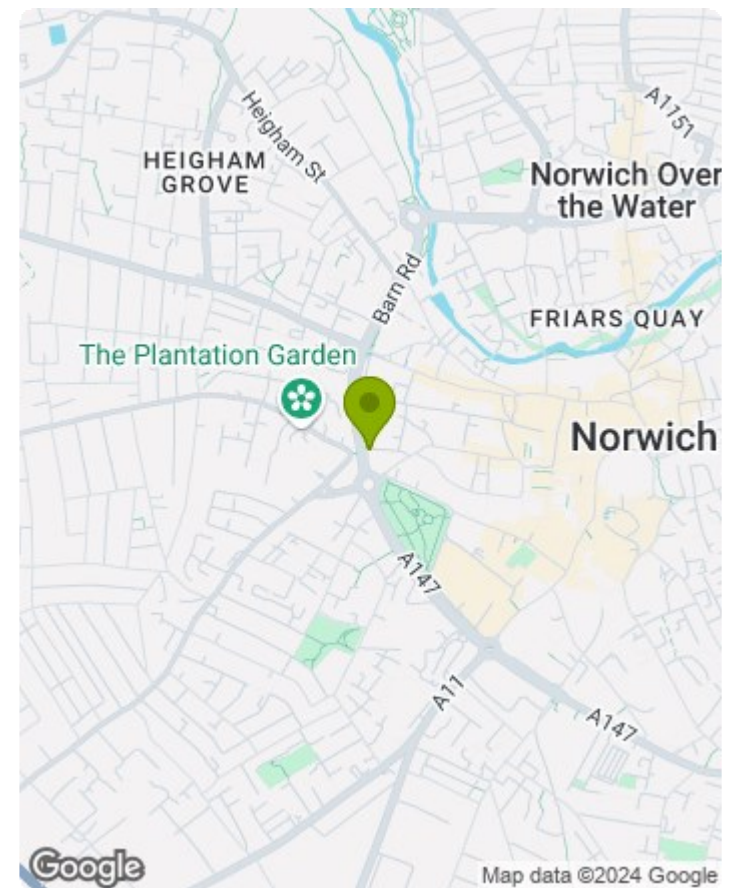
Council Tax Band B



GROUND 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	75
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

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