



Pottergate
Norwich, NR2 1DY
£190,000

claxtonbird
residential

Pottergate, Norwich, NR2 1DY

Welcome to this charming property located in the heart of Pottergate, Norwich. This delightful flat conversion boasts a character fireplace, adding a touch of elegance to the cosy living space. With one reception room, one bedroom, and a well-appointed bathroom, this property offers a perfect blend of comfort and style. The private garden provides a tranquil retreat, ideal for enjoying a morning coffee or hosting intimate gatherings with friends and family. Convenience is key with the added bonus of a parking space, ensuring you never have to worry about finding a spot after a long day out. Whether you're a first-time buyer looking for a cozy home or a couple seeking a peaceful abode, this property has something for everyone. Don't miss the opportunity to make this lovely flat conversion your own and experience the best of Norwich living. Contact us today to arrange a viewing and take the first step towards calling this charming property your new home.

Entrance Hall

Entrance door, door to:

Sitting Room 13'8" max x 12'8" max (4.17m max x 3.86m max)

Feature fireplace with exposed brick chimney, secondary glazed window to the front, radiator, doors to kitchen and:

Bedroom 12'1" x 9'4" (3.68m x 2.84m)

Built in cupboard, radiator and secondary glazed window to the front.

Kitchen/Diner 11'4" x 9'6" (3.45m x 2.90m)

Fitted with a range of matching base and eye level units with work surfaces over, inset butler sink with mixer tap, built in electric oven and inset gas hob, space and plumbing for washing machine, window to the rear and door to:

Rear Lobby

Doors to bathroom and rear garden.

Bathroom

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

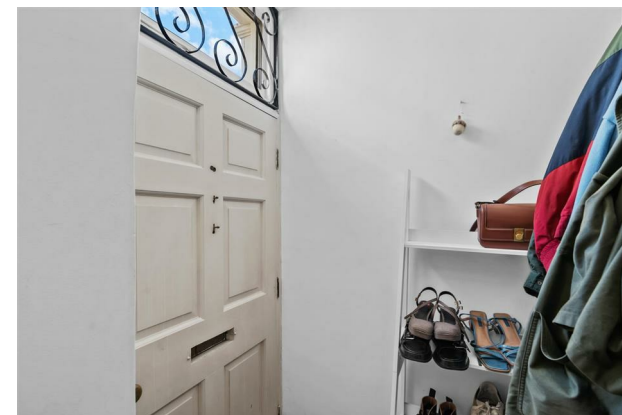
Outside

The property has a private south facing courtyard garden with garden shed.

The property also has an allocated parking space.

Agents Note

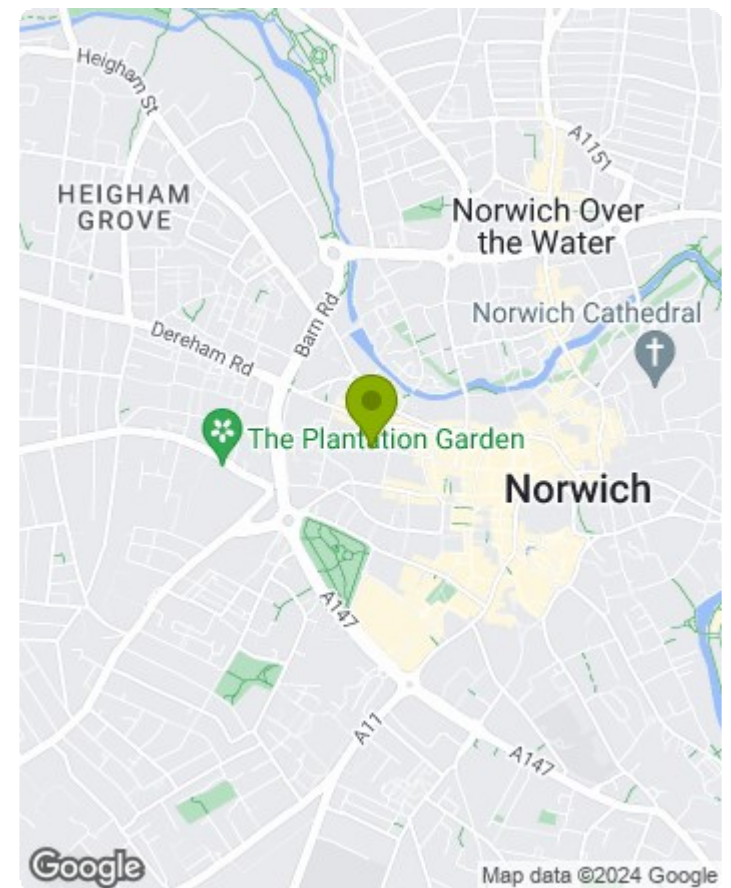
Council Tax Band B



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 is given 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 | 78 |
| 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.
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