



Independent Estate Agents

**Pointens**





**76 Upper St Giles Street,  
Norwich, Norfolk NR2 1LT**

North Norfolk Coast 22 miles, Holt 20 miles

Burnham Market 36 miles

An extremely rare opportunity to acquire the freehold of a Grade II listed town house and shop. Situated in one of the most sought after areas of Norwich with many independent shops, cafes and businesses, Norwich city centre is a short stroll away. The property is in very good order throughout and benefits from a south facing courtyard garden.

**GUIDE PRICE £850,000**



## The Property

The property offered for sale is a Grade II listed fine character town house situated in the heart of Norwich, in one of its most prestigious postcodes. In fabulous condition throughout, the property absolutely oozes grandeur, character and charm. The 2500 sq ft accommodation extends over four floors and briefly comprises a ground floor commercial shop premises currently run as a hairdressers. The residential dwelling has an entrance hall, drawing room, kitchen, boiler room and cloakroom. On the first floor there is a spacious 27' sitting room, master bedroom with a dressing room with en suite and a dining room. The second floor landing leads to bedroom two with an ensuite, bedroom three and a shower room. To the rear of the property is a well appointed south facing courtyard garden, there is also permit parking for one vehicle. The property has no upward chain.

## Location

Upper St Giles is one of the most fashionable addresses in Norwich and is convenient for the city centre and its extensive amenities offering a variety of commercial and recreational facilities and a mainline railway station with a direct line to London (Liverpool Street). On the northern side of the city there is an international airport and around twenty miles away is the Heritage North Norfolk coastline, much of which is designated as an Area of Outstanding Natural Beauty. Also within easy travelling distance are the famous Norfolk Broads.

## Directions

From Norwich City centre proceed in to St Peters Street. At the T junction turn left into St Giles Street. After around 500 yards turn right into Upper St Giles Street. 76a will then be found on your left hand side.

## Accommodation

The accommodation comprises: -  
Front door, leading to -

### Entrance Hall

Two radiators. Staircase to first floor with cupboard under. Tiled floor. Door to rear courtyard garden.

### Drawing Room (15'6 x 12')

Period fireplace with marble surround and hearth, radiator. Three fitted cupboards.

### Inner Hall

Tiled floor, door to garden.

### Kitchen (18'3 x 10'7)

Neptune kitchen comprising a modern range of oak base units with granite work tops over. Matching wall unit. Fitted cooking Range. Extractor hood. Fitted fridge and dishwasher. Inset double Butler sink. Tiled floor, radiator.

### Boiler Room

Wall mounted boiler and hot water cylinder. Pamment floor.

### Cloakroom

Wc, washbasin, plumbing for tumble drier and washing machine. Pamment floor.

### First Floor

**Split Level Landing**, leading to -

### Master Bedroom (13'7 x 9'9)

Radiator.

### Dressing Room

Radiator and fitted cupboards.

### En suite Bathroom

Vanity unit with his and hers wash basins over. Wc. Panelled bath with mixer tap and shower over. Fully tiled walls. Radiator. Electric shaving point.

## Commercial Shop Unit

### Sitting Room (27'1 x 15'2)

Period fireplace. Wonderful views over the neighbouring church and churchyard. Three radiators.

### Dining Room (12'5 x 11'8)

Two radiators.

### Second Floor

**Split Level Landing**, leading to -

### Bedroom Two (13'1 x 11')

Fitted cupboard. two radiators. Wonderful views over the church and the city beyond.

### En suite

Free standing rolled top copper bath with Victorian style mixer tap and shower, wc. 'His and Hers' basins. Heated towel rail. Tiled floor.

### Bedroom Three (13' x 12'4)

Period fireplace, fitted cupboard.

### Shower Room

Wc. Vanity unit with basin over. Shower cubicle with fitted shower. Heated towel rail.

### Curtilage

To the rear of the property there is a very pleasant south facing courtyard style garden with various inset flower and shrub beds, a paved seating area and a brick and tile privy with a high level wc. You can park a car 24 hours a day in Upper St Giles Street and other surrounding streets via a Norwich County Council parking permit.

Traditional shop front with a front door leading to:

### Shop 18' 4 x 14'7

Wooden flooring, two modern electric radiators. Apothecary cabinet. Trap door down to cellar. Fitted cupboard.

### Cloakroom

Wc, wash basin.

### Cellar (18' x 14'7)

## General Information

**Tenure:** Freehold.

**Council Tax Band:** To be confirmed.

**Local Authority:** Norwich City Council. Tel: 0344 980 3333

**Services:** All mains services are connected.

**Agents Note:** The shop is currently let out as a hairdressers. A new five year commercial lease was granted on 29th September, 2019. The tenants currently pay £9000.00 per annum.

**Viewing:** Strictly via the sole agents, Pointens, 18 High Street, Holt, Norfolk NR25 6BH tel: 01263 711880.

**Ref:** H31296.

All our properties can be seen on the internet at

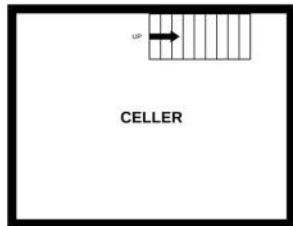


### IMPORTANT NOTICE

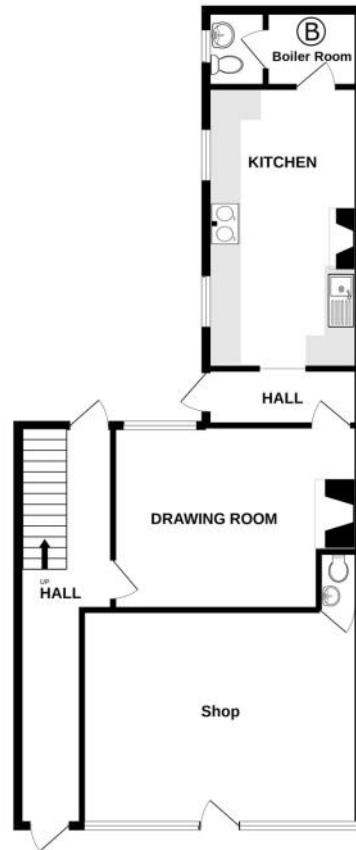
These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.



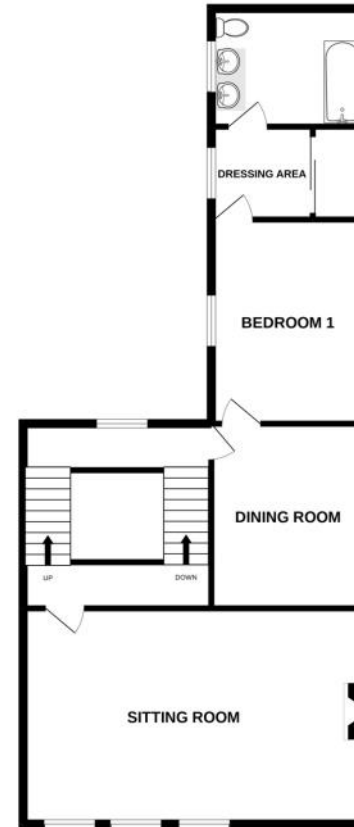
BASEMENT  
254 sq.ft. (23.6 sq.m.) approx.



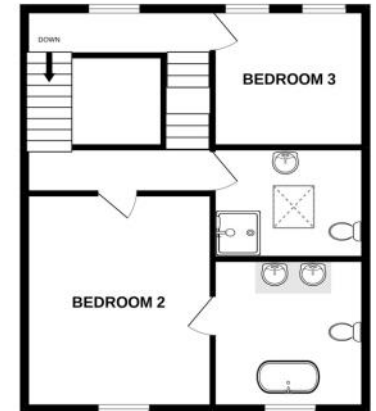
GROUND FLOOR  
828 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR  
843 sq.ft. (78.3 sq.m.) approx.



2ND FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 2502 sq.ft. (232.5 sq.m.) approx.

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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