





**Upper St. Giles Street, Norwich, NR2 1LT** 



# welcome to

# **Upper St. Giles Street, Norwich**

\*\*A wonderfully unique and bespoke two bedroom (with mezzanine), mews-style cottage situated in a secure tucked away location just off this highly sought-after central city street!!!\*\*













**Kitchen/Dining/Family Room** 

19' 8" max x 17' 8" max ( 5.99m max x 5.38m max )
Double stainless steel vanity sink unit, space for electric cooker, space for fridge and washing machine, radiator and windows to front and side aspects. Free-standing kitchen unit with wood block work surface. The living space has a herringbone oak floor with tailor-made dining booth and TV plinth with display areas. Exposed brick work, radiator and under the stairs storage cupboard. Smooth plastered ceiling and inset spotlighting.

#### First Floor Bedroom Two

11' max x 9' 11" ( 3.35m max x 3.02m )

Two Velux windows, smooth plastered ceiling, inset spotlighting and eye-level built-in storage. Radiator and laminate flooring. Built-in storage cupboard and door to rear lobby.

### **Rear Lobby**

Rear exit for emergency use only. Access to mezzanine and en-suite.

#### **En-Suite**

Comprising panel bath with attached shower, wash hand basin and low level WC. Extractor fan, smooth ceiling, inset spotlighting and sash window to rear.

## **Second Floor Landing**

Velux skylight window.

#### **Bedroom One**

12' 2" x 12' 10" ( 3.71m x 3.91m )

Window to front aspect, smooth plastered ceiling and inset spotlighting. Exposed feature beams, three built-in eaves storage cupboards, stripwood flooring and radiator. Stripwood door to en-suite shower room.

#### **En-Suite**

Comprising shower cubicle with inset mains fed shower, wash hand basin and low level WC. Smooth ceiling, extractor fan, chrome ladder radiator.

#### **Agents Note**

The property is sold with no onward chain and has no parking.





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# **Upper St. Giles Street, Norwich**

- Superb two bedroom mews-style cottage
- City centre location accessed via gates
- Two bedrooms with en-suites
- Wonderful open plan living
- No onward chain

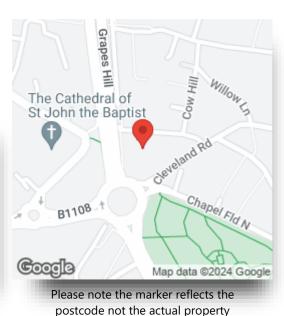
Tenure: Freehold EPC Rating: D

£300,000









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