



**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.

### **Agents Note 1**

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

### **Agents Note 2**

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this. Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we

have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

### **Agents Note 3**

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. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. 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 SEQUENCE (UK) LIMITED NOR ANY OF ITS



**view this property online** [williamhbrown.co.uk/Property/NOR134433](http://williamhbrown.co.uk/Property/NOR134433)





**welcome to**

## **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

# £200,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NOR134433](https://williamhbrown.co.uk/Property/NOR134433)



Property Ref:  
NOR134433 - 0010

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01603 760044**



[norwich@williamhbrown.co.uk](mailto:norwich@williamhbrown.co.uk)



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**