



48 St Giles Street  
Norwich, NR2 1LP

**BROWN & CO**







## 48 St Giles Street, Norwich, NR2 1LP

Grade II\* Listed city centre townhouse beautifully positioned in a very sought after pocket of Norwich.

Guide Price £550,000 - £575,000



### DESCRIPTION

No. 48 St Giles Street comprises an outstanding period townhouse conversion, beautifully positioned within the centre of Norwich with private access and a lovely courtyard garden. The conversion by Ravenscroft Developments and Pentaco Construction was completed in 2016, previously recognised as the old YMCA building, constructed atop medieval vaults of brick under pantile roof. The whole is Listed grade II\* as a property of architectural and historic interest and was converted into 6 apartments and 1 town house. Originally an elaborate house it was subdivided into hostel rooms in the 1960 before being converted.

The townhouse was sold away in 2019 as leasehold but has since been changed to freehold making this a very attractive prospect for a wide variety of buyers looking for a very fine property within proximity to the amenities of Norwich.

The property is approached via St Giles Street with a separate entrance to the property. A passage with

original stone floor leads through into the courtyard garden and into the principal open plan kitchen sitting dining room with delightful bi-fold doors. The accommodation is well arranged over three floors with the ground floor enjoying a light and airy feel offering versatile living space. The kitchen area features a good range of AEG integrated appliances and a breakfast area. In addition, there is a separate utility area and cloakroom.

The first floor enjoys access to the principal bedroom with an en-suite bathroom and a separate dressing room. Bedrooms two and three, and the shower room are positioned off a spacious and attractive landing area with room for an office desk.

The courtyard garden is a major feature to the property and acts as a great area to entertain, with seamless access into the property via bi-fold doors.

**Parking:** There is parking available with the property on a rental basis. More information on this can be received through the selling agent: Brown&Co LLP.

**Services:** Gas central heating, mains drainage, mains water, mains electricity, private intercom for number 48.

**Local Authority:** Norwich City Council

### LOCATION

No. 48 St Giles Street is close to the heart of the city centre and within walking distance of all amenities (including The Forum, Theatre Royal, shops, and restaurants) which this vibrant city has to offer. Norwich is the capital of East Anglia, a vibrant university town, steeped in history with attractive developments from the Middle Ages through to the present day and an abundance of green spaces in and around the town. Norwich is one of the Top 10 shopping destinations in the UK and has a continental feel, with outdoor coffee shops, dining, and entertainment. The local area is surrounded by attractive countryside, waterways, and coastline, popular with international tourists.







There are three schools (good and outstanding), both state and private, within a 10–15-minute walk, together with good local shopping facilities. The region has very good national and international travel links, with three easy to reach airports and two seaports.

DIRECTIONS

On foot, from Norwich Market Place proceed to St Giles Street towards the inner ring road. The property is located on the left numbered 48 with its own intercom.

AGENT'S NOTES:

- (1) Any owner of no.48 has a right of way over the entrance to the property, this is considered share of freehold. Two weeks written notice must be sent to the owners of no.48 if access is required into the passage. Abbeystone Management manage this area of the property.
- (2) The photographs shown in this brochure have been taken with a camera using a wide-angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (3) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

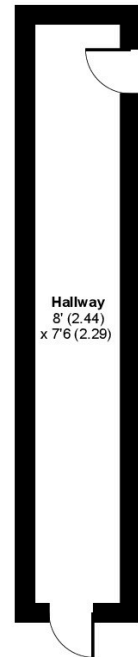
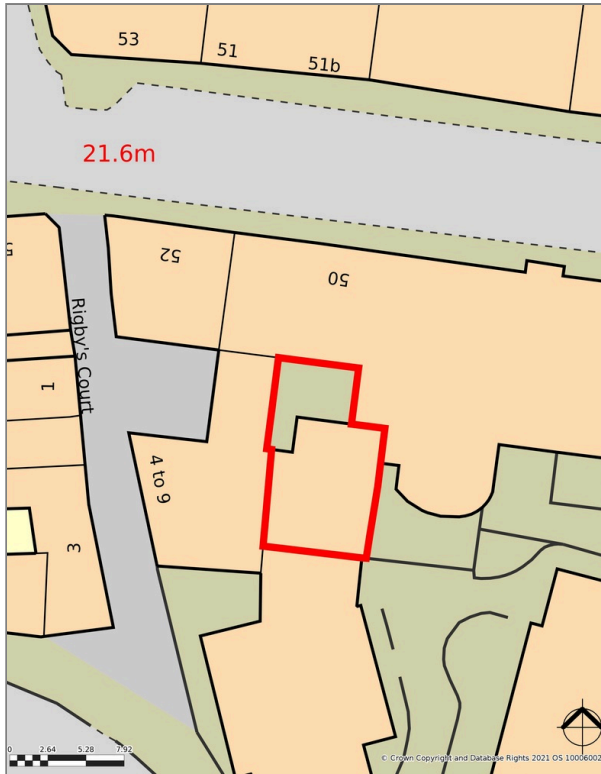




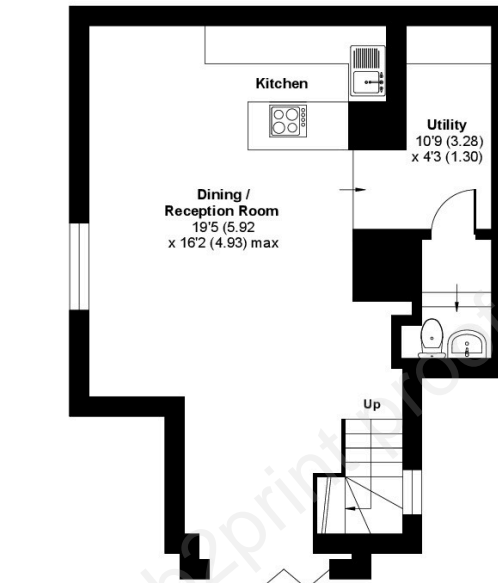
# St. Giles Street, Norwich, NR2

Approximate Area = 1248 sq ft / 116 sq m

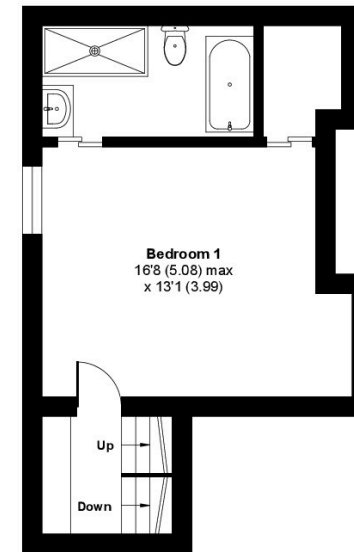
For identification only - Not to scale



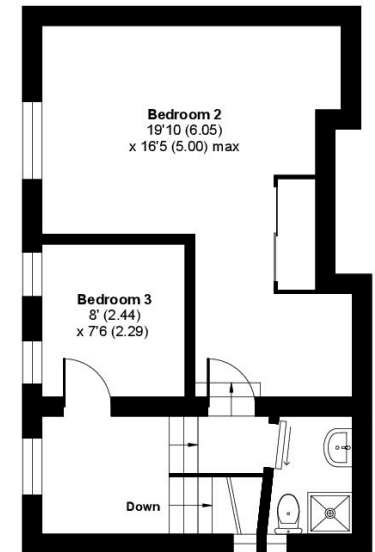
GROUND FLOOR 1



GROUND FLOOR 2



FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Brown & Co. REF: 789646

## IMPORTANT NOTICES

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