



84 Newmarket Street
Norwich, Norfolk, NR2 2DP

BROWN & CO



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A two bedroom terraced house in a sought after location. Ready for immediate occupation.

Price: £225,000



DESCRIPTION

Brown & Co are delighted to present this two bedroom Victorian terraced house in the sought after golden triangle area of Norwich. Constructed of brick under a pitched main roof. The property is offered with no onward chain and ready for immediate occupation.

The accommodation is well arranged on two floors consisting of open plan living room/dinning room through to kitchen and downstairs bathroom. To the first floor are two good sized bedrooms.

To the outside there is delightful courtyard garden with space for table and chairs.

All mains services are believed to be connected.

LOCATION

This area is very well regarded and is considered to be one of the most prestigious and fashionable areas of the city. There are a number of local shops in the area only a short distance from the property, providing a good range of facilities and a 'village' atmosphere. There are also well-regarded state and private schools on this side of the city.

DIRECTIONS

Leave the centre of Norwich via Unthank Road continuing past the shops and passing Cambridge Street. Take the left turn onto Gloucester Street and follow this road till you get to the very end. Turn left onto Newmarket Street, number 84 can be found shortly on the right hand side.

AGENT'S NOTES:

- (1) 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.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

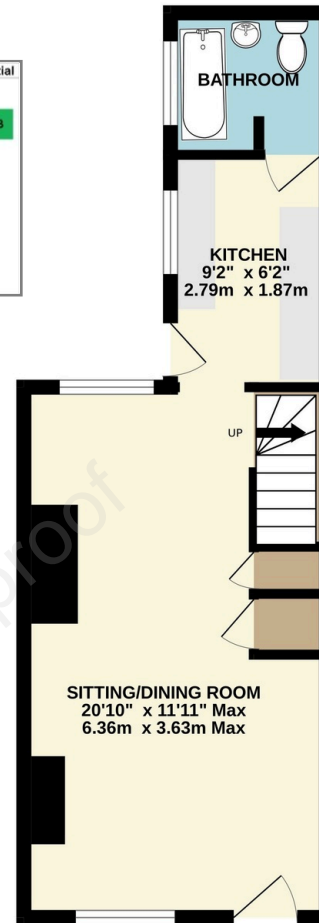
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



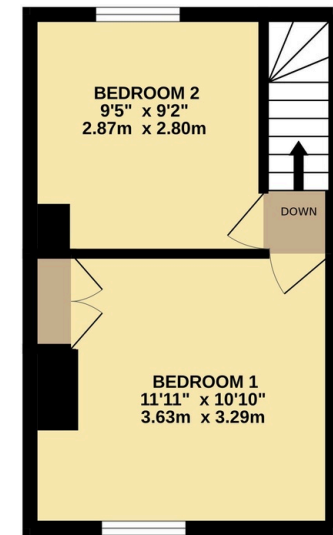


Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR
233 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 558 sq.ft. (51.8 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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