

£350,000  
Asking Price



## Duke Street

Norwich, NR3 3AP

- Chain Free - Quick exchange option
- Recently refurbished
- Secluded city centre location
- Off road parking space to the rear
- Well presented throughout
- 3 Seperate bedrooms
- Set across 3 floors
- Walking distance to amenities
- Modern kitchen and bathroom
- Grade II listed building

e - info@paulhubbardonline.com

t - 01502 531218

**PAUL  
HUBBARD**



### Location

This 3 bedroom property is conveniently located in the centre of Norwich's vibrant city. The nearby train station provides effortless connections to destinations including London and Cambridge. Norwich boasts a rich tapestry of medieval charm, bustling nightlife, cultural events, and diverse shopping opportunities. Local amenities such as supermarkets, pubs, and parks are all within close proximity, ensuring convenience for residents. Additionally, the property is near the University of East Anglia and the N&N University Hospital, further enhancing its appeal as a desirable location for both students and healthcare professionals.



### Entrance

Door to front aspect, integral door mat, stairs leading to the first floor landing and a door opening to the sitting room.

### Sitting Room

3.70m max x 2.87m

Sash window with secondary glazing to the front aspect, wood effect laminate flooring throughout, radiator, feature fireplace and doors opening to an under stairs storage cupboard and dining room.



### Dining Room

2.23m max x 3.86m

Window to the rear aspect, wood effect laminate flooring throughout, radiator, units above and below, laminate work surface, space for a fridge/freezer and door opening to the kitchen.



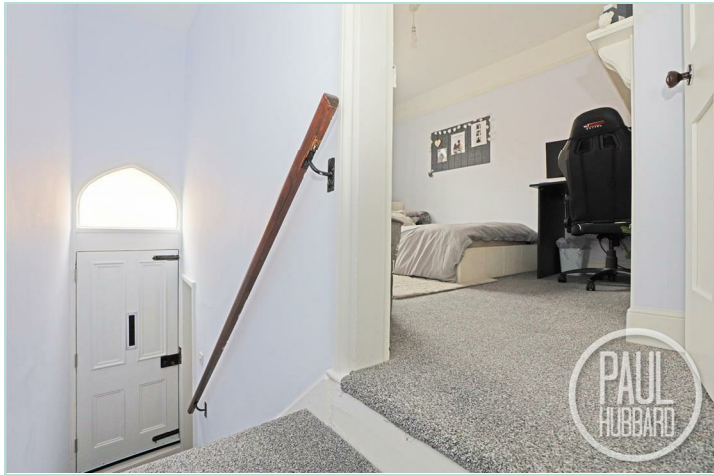
### Kitchen

2.28m x 2.61m

UPVC double glazed window and composite door to the rear aspect, wood effect laminate flooring throughout, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, wall mounted gas boiler, extractor fan, integrated oven, 4 ring ceramic hob and space for a washing machine.

### First Floor Landing

Window to the rear aspect, carpet flooring throughout, stairs leading to the second floor and doors opening to the bathroom, a built in storage cupboard and bedroom 2.



### Bedroom 2

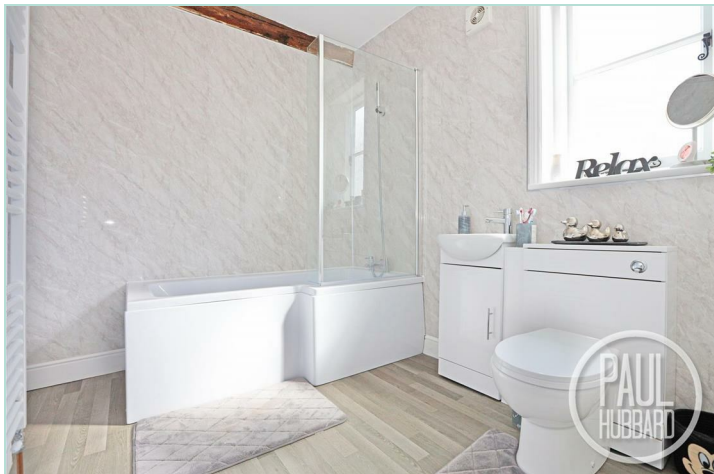
3.70m max x 2.96m

Sash window with secondary glazing to the front aspect, carpet flooring throughout, radiator, picture rail and a feature fireplace.

### Bathroom

2.43m max x 2.39m

Window to the rear aspect, vinyl flooring throughout, a heated towel rail, built in shelving, aqua board, p-shape bath with handheld shower attachment and a vanity unit with inset hand wash basin and toilet with hidden cistern.



### Second Floor Landing

Window to the rear aspect, carpet flooring throughout and doors opening to bedrooms 1 and 3.

### Bedroom 1

3.83m max x 3.95m

x2 Windows to the front aspect with secondary glazing, carpet flooring throughout, radiator, feature fireplace, loft hatch and door opening to bedroom 3.



### Bedroom 3

2.66m max x 3.05m

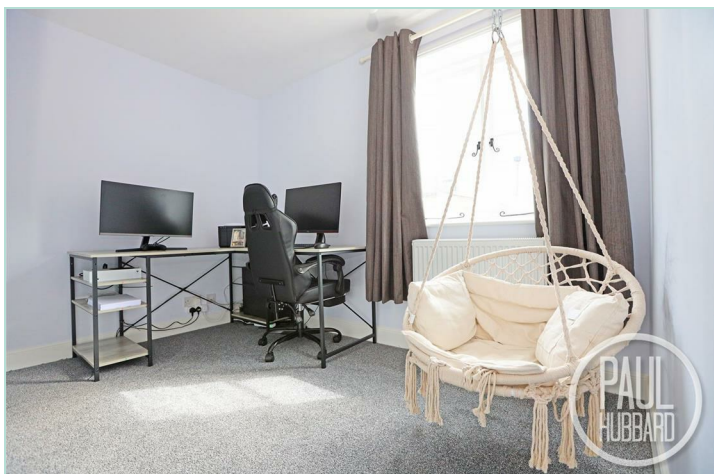
Window to the rear aspect, carpet flooring throughout and a radiator.

### Outside

The property benefits from an allocated parking space located out the back (please see photographic plans). It is also a grade II listed building.

### Financial Services


If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.



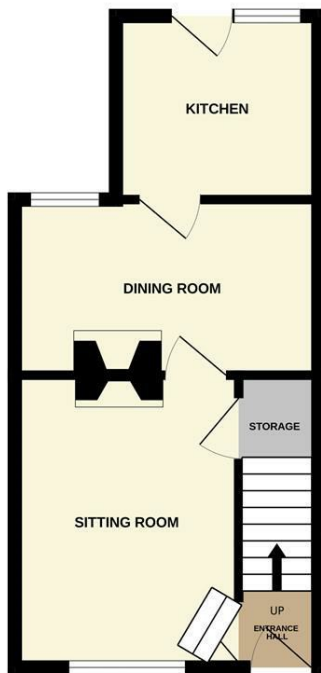




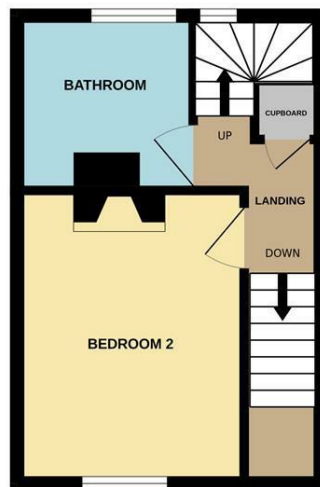
Tenure: Freehold  
 Council Tax Band: A  
 EPC Rating: TBC  
 Local Authority: Norfolk County Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

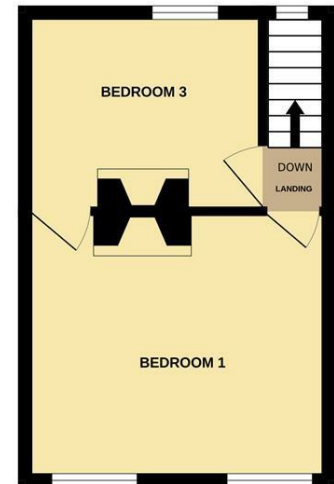
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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**Paul Hubbard Estate Agents**  
 178-180 London Road South  
 Lowestoft  
 Suffolk  
 NR33 0BB

**Contact Us**  
[www.paulhubbardonline.com](http://www.paulhubbardonline.com)  
 01502 531218  
[info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements