







1 Maltsters Yard I I Norwich I NR1 1RQ

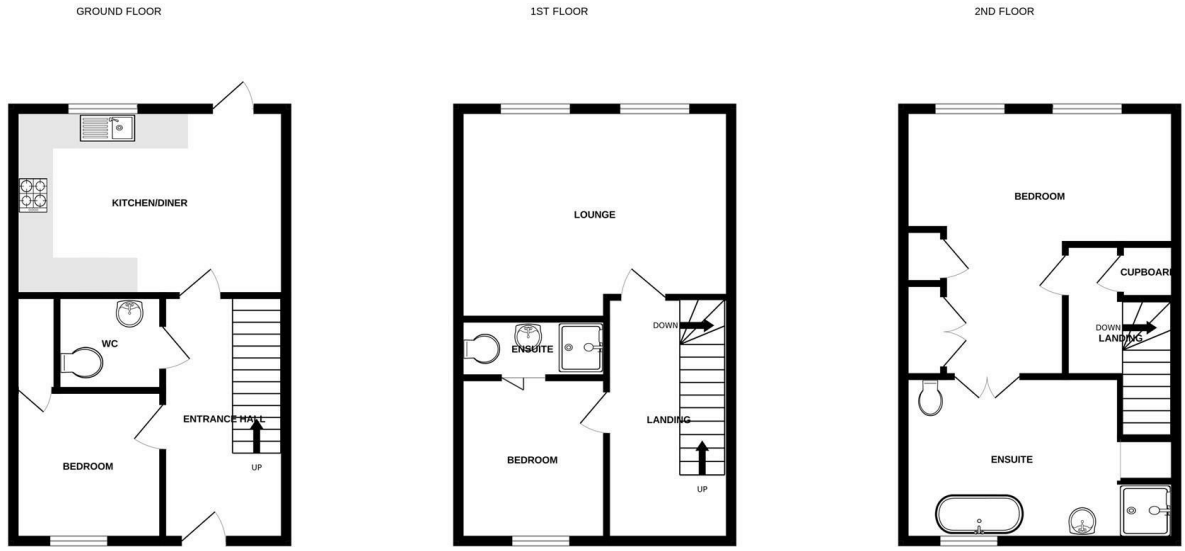
Guide Price £400,000

GUIDE PRICE £400,000 - £425,000STUNNING MODERN TOWNHOUSE OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this striking, modern Hopkins-built, three bedroom, three-storey townhouse, enviably positioned along a convenient no-through road in the heart of Norwich City Centre, surrounded by history and enjoying wonderful views towards Dragon Hall and the Cathedral spire. The property is also within easy walking distance of both Norwich rail and bus stations, as well as the popular Riverside development with its excellent range of facilities including a cinema, entertainment venues, restaurants and public swimming pool. Offering an excellent combination of contemporary living, versatile accommodation and an exceptional central location, the ground floor comprises a welcoming entrance hall, well-equipped kitchen/diner, bedroom and WC. Rising to the first floor, there is a generously sized lounge, providing a fantastic space for relaxing and entertaining, alongside a further bedroom benefiting from its own en-suite shower room. The second floor is dedicated to a large and impressive bedroom, complete with access to a luxury en-suite shower room, creating a superb private retreat. Outside, the property enjoys an enclosed courtyard garden, ideal for alfresco dining and low-maintenance outdoor living, while the added benefit of a garage with off-road parking in front is a real advantage for such a central City location. Further benefits include double glazing, gas heating and no onward chain. With its distinctive Hopkins design, flexible three-storey layout, historic surroundings, impressive views, excellent access to transport links and nearby amenities, and rarely available parking, this fantastic home is likely to appeal to a wide range of buyers, so be quick to book a viewing.

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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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Location
The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to kitchen/diner, bedroom, WC and stairs to first floor.

Kitchen/Diner 15'5" x 10'7"
Fitted wall and base unit worktops over, sink and drainer, fitted hob and oven, integrated washing machine and dishwasher, space for fridge/freezer, double glazed window, radiator, door to garden.

Bedroom Three 8'5" x 8'5"
Double glazed window, radiator, cupboard.

WC
Low level WC, hand wash basin, radiator.

First Floor Landing
Doors to lounge, bedroom and stairs to second floor.

Lounge 15'5" x 12'0"
Two double glazed windows, two radiators.

Bedroom Two 9'3" x 8'5"
Double glazed window, radiator.

En-Suite
Shower cubicle, low level WC, hand wash basin.

Second Floor Landing
Door to:

Bedroom One 15'5" x 14'2"
Two double glazed windows, two radiators, built in wardrobe.

En-Suite
Shower cubicle, rolltop bath, low level WC, hand wash basin, radiator, double glazed window.

Outside
Enclosed paved courtyard with rear gate access and a garage with parking in front.

Local Authority
Norwich City Council, Tax Band D.

Tenure
Freehold
Service charge for house £163.63 half yearly
Service charge for garage £250 per annum
Ground rent for garage £25 per annum

Utilities
Fibre to the property.
Mains gas, water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.
This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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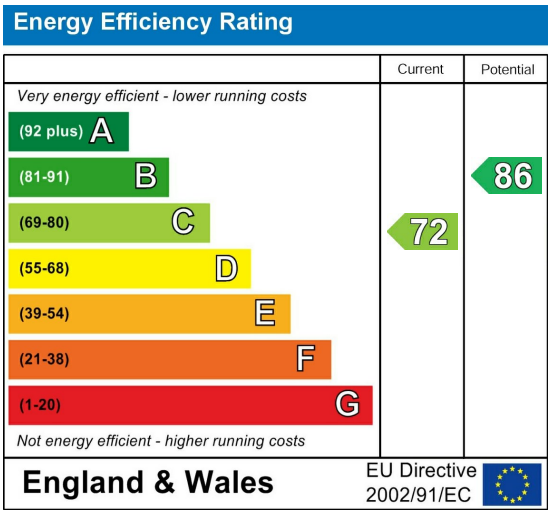












Local Authority

Norwich City Council, Tax Band D

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.