

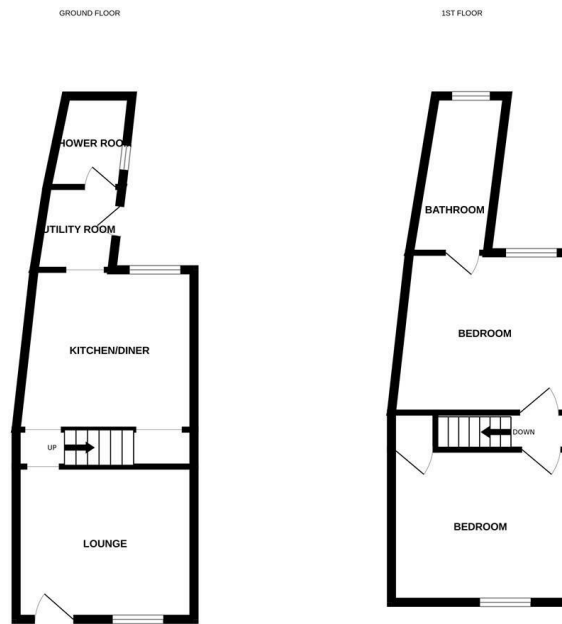


108 Pottergate | | Norwich | NR2 1EQ

Guide Price £230,000

****GUIDE PRICE £230,000 - £240,000 BEAUTIFULLY PRESENTED TERRACE IN THE CITY CENTRE**** Gilson Bailey are thrilled to present this truly stunning, beautifully modernised two-bedroom end-terrace home, perfectly positioned in a highly sought-after City Centre location. Blending timeless character with contemporary elegance, this charming property offers a welcoming lounge, a stylish kitchen/diner perfect for entertaining, a practical utility room, and a sleek ground-floor shower room, while upstairs two generous bedrooms are accessed off the landing, with the principal suite enjoying its own en-suite bathroom. Outside there is a low-maintenance front garden and a private, non-bisected rear garden providing ideal space to relax and unwind. Boasting double glazing, gas central heating, and a wealth of original features thoughtfully combined with modern finishes, this exceptional home is perfectly suited to first-time buyers or savvy investors alike — early viewing is essential to avoid missing out





While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, elevations, rooms and any other parts are approximate and not responsible to any one person or persons in any manner. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The purchaser, solicitor and mortgage lender have not been asked to guarantee, as to their accuracy or otherwise, can be given. Please refer to the original plan.

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:

Lounge 11'6" x 9'10"

Double glazed window, radiator.

Kitchen/Diner 10'4" x 9'9"

Fitted wall and base units with worktops over, butler sink with tap over, space for cooker, double glazed window, radiator.

Utility Room 5'3" x 4'0"

Space for fridge/freezer and washing machine, door to side.

Shower Room 6'4" x 4'9"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 10'9" x 9'10"

Double glazed window, radiator, cast iron fireplace.

Bedroom Two 10'5" x 9'10"

Double glazed window, radiator, cast iron fireplace.

Bathroom 9'11" x 5'0"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

On-street permit parking and a small front garden with steps to front door.

Outside Rear

Non-bisected paved garden, mature shrubs and trees, storage shed, enclosed by fencing and walling with rear gate access.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold


Utilities

Fibre to the property.

Mains gas, water and electric.



Energy Efficiency Rating

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

Local Authority

Norwich City Council, Tax Band B

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.

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