



Westwick Street, Norwich, NR2 4TT

welcome to

Westwick Street, Norwich

Prime central Norwich location

Walking distance to Norwich Cathedral, Norwich Castle, Chapelfield Gardens, shops, restaurants and Norwich railway station

This impressive city home offers an abundance of space, flexibility and practicality, all within one of Norwich's most desirable and convenient



Description

Situated in the heart of Norwich, originally a Victorian Bottling plant, this substantial and characterful three bedroom maisonette offers over 2,000 sq. ft. of versatile accommodation arranged over three floors, perfectly combining generous living space with an enviable city centre location.

Ideally positioned within walking distance of Norwich's historic landmarks, independent shops, restaurants, cafés, and excellent transport links, the property is perfectly suited to those seeking the convenience and lifestyle of city living.

The accommodation is arranged over the first and second floors and comprises a spacious lounge flooded with natural light, a well-appointed kitchen, separate dining room, three well-proportioned bedrooms and a family bathroom on the first floor. The impressive second floor provides a substantial fourth bedroom or additional reception room, complete with its own shower room, making it an ideal guest suite, home office, or principal bedroom.

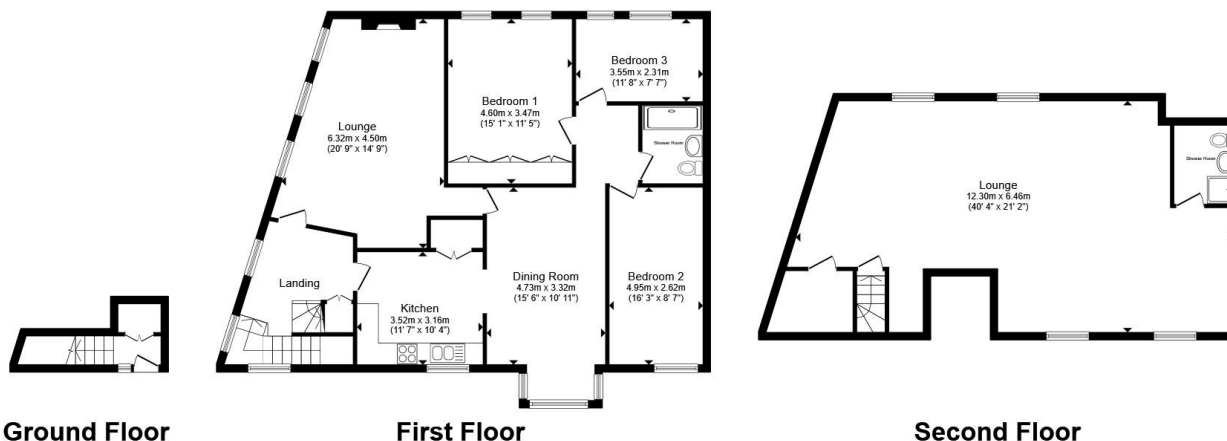
Externally, the property benefits from the rare advantage of allocated parking for two vehicles, additional visitor parking, and a private garage, offering valuable storage and secure parking in this highly sought-after central location.

Offering flexible accommodation, generous proportions and an exceptional location close to Norwich's wealth of historic attractions and everyday amenities, this unique maisonette presents an excellent opportunity for owner-occupiers, professionals and investors alike.

Agent's Note

1) It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

2) Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 193.2 m² (2,079 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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welcome to

Westwick Street, Norwich

- Converted from a Victorian Bottling plant
- Approximately 2,079 sq. ft. (193.2 sq. m.) of accommodation
- Spacious maisonette arranged over three floors
- Separate dining room
- Centralised location
- Off road parking and garage

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR144814 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk