



**116 Pottergate | | Norwich | NR2 1EQ**

## **Offers In Excess Of £250,000**

**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** Nestled in the heart of Norwich city centre, this charming and well presented two-bedroom mid-terrace home offers an exceptional opportunity for first-time buyers and investors alike, combining comfort and convenience in equal measure. The well-arranged accommodation flows effortlessly from a welcoming lounge through to a dining room, fitted kitchen and ground-floor WC, while upstairs reveals two bedrooms, one with an en-suite bathroom and the second bedroom boasting a unique mezzanine space. Outside, the property enjoys a low-maintenance front garden and a private, non-bisected rear garden, perfectly complementing the benefits of double glazing, gas central heating and the added advantage of no onward chain—making this an unmissable city-centre gem and a must-see home.





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.  
Made with Metropack (2020)

## 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 11'8" x 9'11"

Double glazed window, radiator.

### Dining Room 11'8" x 9'10"

Double glazed window, radiator.

### Kitchen 10'10" x 6'7"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window, door to side.

## WC

Low level WC, hand wash basin, frosted double glazed window.

## First Floor Landing

Doors to two bedrooms.

### Bedroom One 11'8" x 9'11"

Double glazed window, radiator.

### Bedroom Two 11'8" x 10'0"

Double glazed window, radiator, cupboard.

### Bathroom 10'8" x 6'3"

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

### Mezzanine 10'7" x 8'0"

Built in cupboard, hand wash basin.

## Outside Front

Low maintenance garden with steps to front door.

## Outside Rear

Non-bisected paved garden, timber shed, enclosed by timber fencing with rear gate access.

## Local Authority

Norwich City Council, Tax Band B.

## Tenure

Freehold

## Utilities

Full fibre broadband available.  
Mains gas, water and electric.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	

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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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