



Parsonage Square, Norwich, NR2 1AS

welcome to

Parsonage Square, Norwich

****CITY CENTRE**** This HIDDEN GEM really needs to be viewed to be appreciated. Accessed via a quiet alley and tucked away from the street. Walkable distance to local amenities this property also comes with the added benefit being sold with NO ONWARD CHAIN!

***** Viewings are highly recommended!!! *****



Lounge

10' 11" max x 22' 5" max (3.33m max x 6.83m max)

Tiled flooring, underfloor heating, two double glazed windows to side and door to front.

Kitchen

21' 9" max x 7' 2" (6.63m max x 2.18m)

Spotlights, windows to side aspect, wall & base units, granite work surfaces, space for washing machine, space for dish washer, stainless steel sink and extractor fan.

Cloakroom

Wash hand basin and wc.

First Floor Landing

Bedroom One

10' 8" x 1' 6" (3.25m x 0.46m)

Windows to rear & side aspect, storage space and door to ensuite:-

Ensuite

Shower cubicle, wash hand basin, wc and radiator.

Bedroom Two

8' 10" x 10' (2.69m x 3.05m)

Window to side aspect.

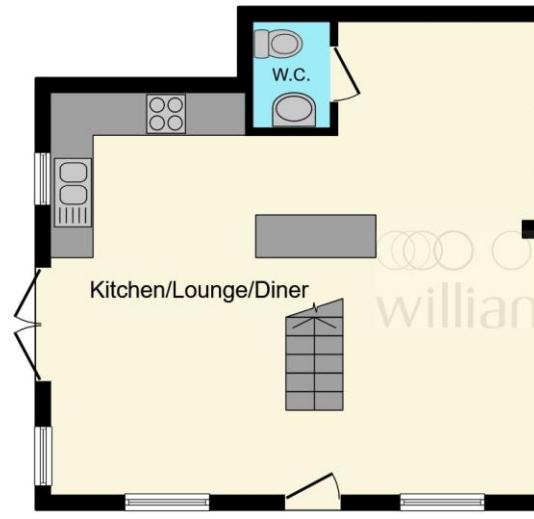
Bedroom Three

7' 3" x 7' 3" (2.21m x 2.21m)

Window to rear, laminate floor and radiator.

Exterior

There is an east facing rear garden.



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.focalagent.com



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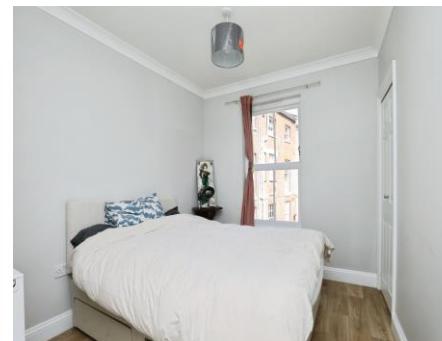
- GUIDE PRICE £375,000 - £400,000
- Open Plan
- Central Location
- Well presented throughout.
- Perfect For Investors / Air B&B

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£375,000



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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.



Property Ref:
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