

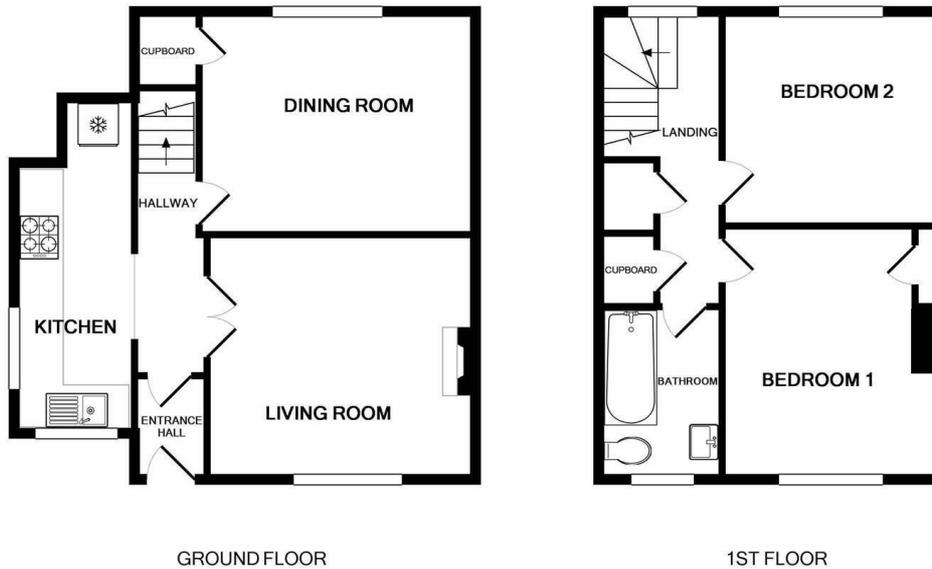


12a Cathedral Street | | Norwich | NR1 1LX

**£220,000**

\*\*\*NO ONWARD CHAIN\*\*\* Gilson Bailey are delighted to offer this two double bedroom Victorian cottage, tucked away in a quiet close in the very heart of the city centre, close to shops, restaurants, bars and just a short walk from the railway station. The accommodation comprises an entrance hall, living room, a separate dining room, and a kitchen with space for a fridge freezer and washing machine. Upstairs there is a master bedroom, a second double bedroom, and a bathroom with a shower over the bath. Outside, the property benefits from a courtyard garden to the front. Additional features include double glazing, gas central heating, solar panels, and one off-street parking space.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Door to

### Entrance Hall

Part glazed front door to entrance hall, tiled floor, radiator and stairs to first floor.

### Living Room 12'1" x 11'1"

UPVC window and feature fireplace. Radiator and glazed double doors to hallway.

### Dining Room 12'5" x 8'10"

UPVC window, built in storage cupboard and radiator.

## Kitchen

Wall and base units, single stainless steel sink, gas hob, space for washing machine and fridge freezer. UPVC window and inset spotlights.

### Bedroom One 11'1" x 9'10"

UPVC window, feature exposed painted floorboards, built in storage cupboard and radiator.

### Bedroom Two 9'10" x 9'10"

Second double bedroom, rear aspect window, feature exposed painted floorboards and radiator.

## Bathroom

Three-piece suite comprising hand wash basin, low level WC, bath with shower over. Chrome heated towel rail and frosted window.

## Parking

One off street parking space.

## Garden

Small courtyard style garden area to the front of the house.

## Utilities

Copper Broadband.  
Mains Gas, Water and Electricity.

## Local Authority

Norwich City Council - Tax Band B

## Tenure

Freehold



### Energy Efficiency Rating

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