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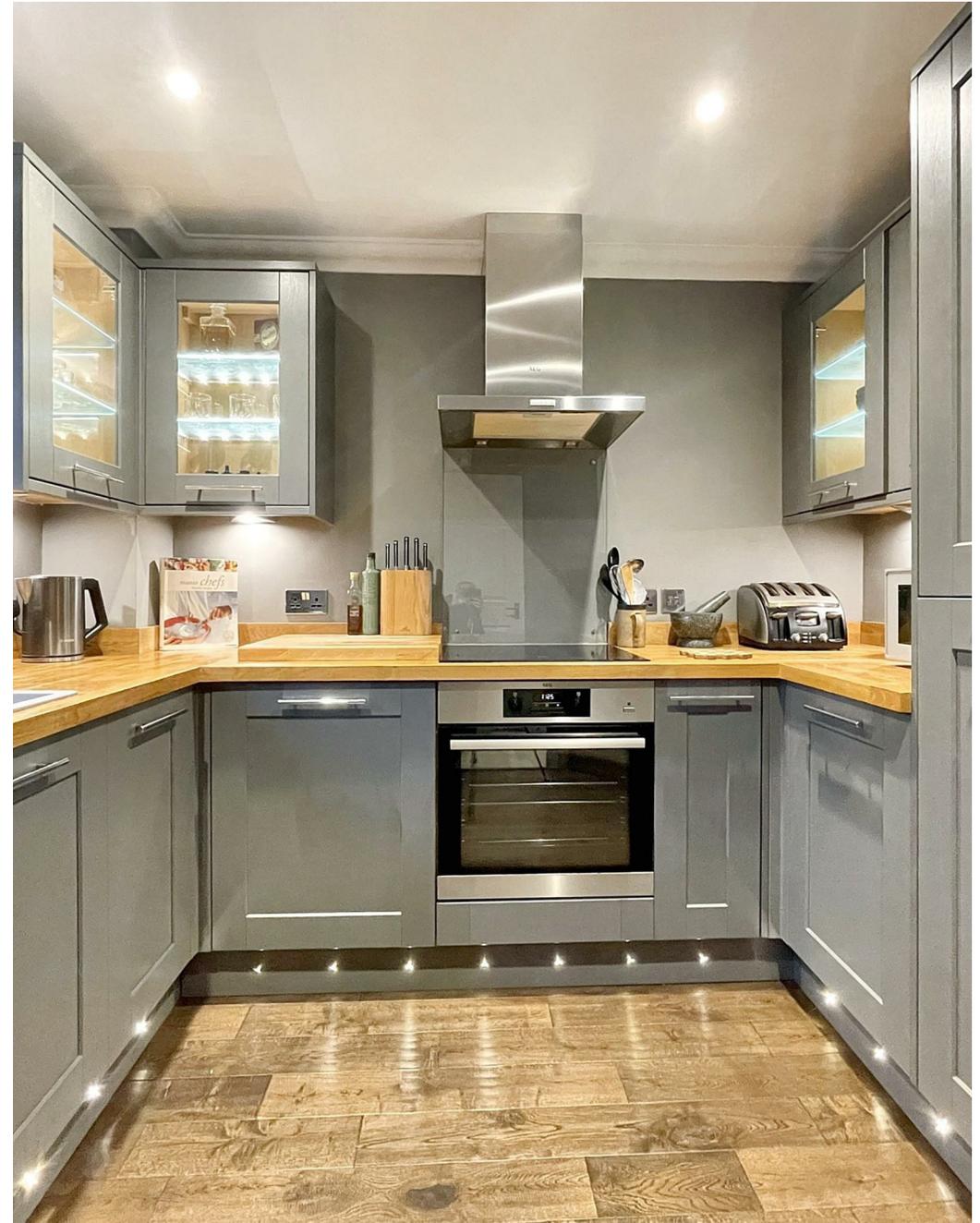


City Centre, NR1  
£1,600

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







## THE DETAIL \_\_\_\_\_

Nestled in the heart of the City Centre, NR1, this charming semi-detached house offers a perfect blend of modern living and classic elegance. With three well-proportioned bedrooms, this property is ideal for families or professionals seeking a comfortable and stylish home. The inviting reception room features stunning oak flooring, creating a warm and welcoming atmosphere that is sure to impress guests.

The property boasts a beautifully appointed bathroom, ensuring convenience and comfort for all residents. The extremely expensive furniture throughout the home adds a touch of luxury, making it a truly special place to live.

One of the standout features of this property is its prime location. Just a ten-minute stroll will take you to the vibrant city centre, where you can enjoy a plethora of shops, restaurants, and cultural attractions. Additionally, Norwich train station is also a mere ten-minute walk away, providing excellent transport links for those commuting or exploring further afield.

For those with vehicles, the property offers parking for one vehicle, ensuring ease of access in this bustling area.

In summary, this semi-detached house in NR1 presents a unique opportunity to enjoy city living with the added benefits of spacious accommodation and luxurious furnishings. Don't miss your chance to make this exquisite property your new home.

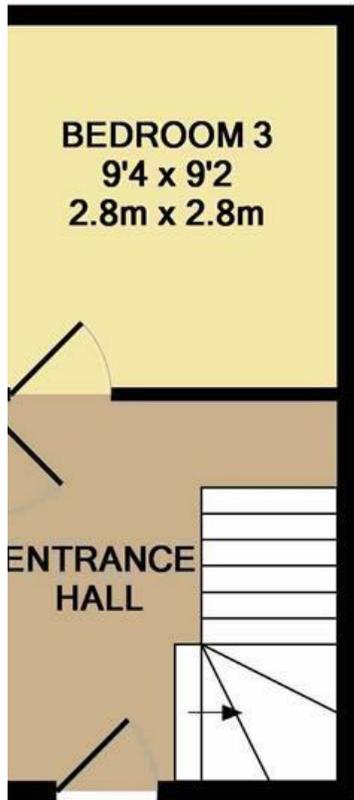




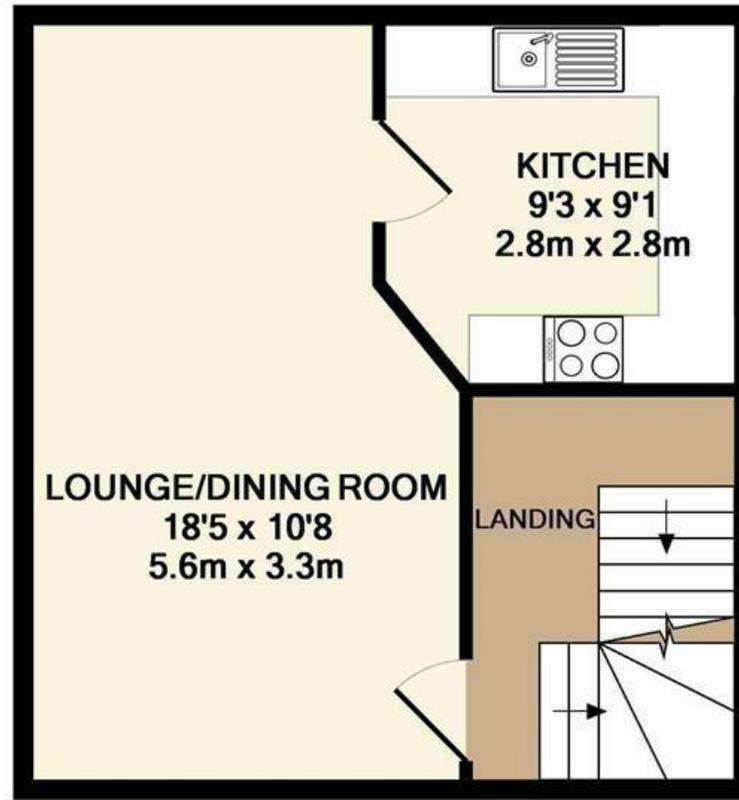


## THE HIGHLIGHTS \_\_\_\_\_

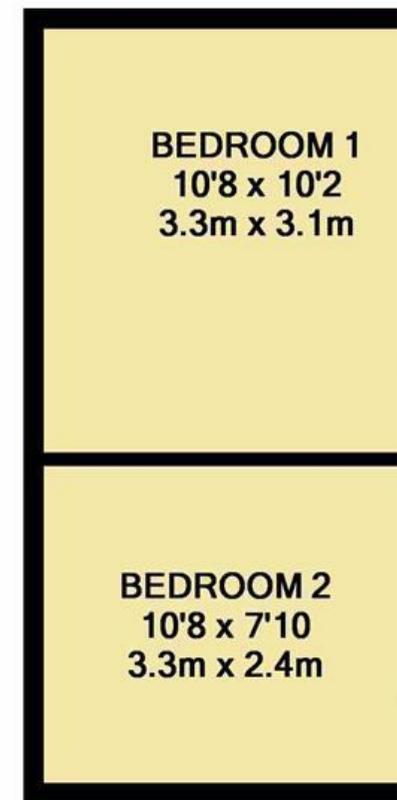
- Three storey semi detached house
- Three bedrooms
- Gated development
- Open plan lounge dining room
- Ground floor WC
- City centre location
- Off road parking
- Viewing advised



3RD FLOOR  
APPROX. FLOOR  
AREA 44 SQ.FT.  
(4.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 324 SQ.FT.  
(30.1 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 303 SQ.FT.  
(28.1 SQ.M.)

**TOTAL APPROX. FLOOR AREA 971 SQ.FT. (90.2 SQ.M.)**

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 omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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*Let's talk*

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**EPC RATING - C**

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