



258 King Street | | Norwich | NR1 2BL

**Offers Over £230,000**

**\*\*FULLY RENOVATED END TERRACE\*\*** this three-bedroom end-terrace house in the highly sought-after NR1 area of Norwich is within walking distance of the city centre and train station and is offered with no onward chain. Boasting a brand-new kitchen, a top-of-the-range downstairs bathroom, updated electrics including sockets, a new combination boiler, and stylish engineered oak flooring, this property seamlessly blends modern upgrades with charm. The accommodation comprises a lounge, dining room, kitchen, and bathroom on the ground floor, with two bedrooms off landing and a third bedroom off bedroom two on the first floor. Outside, there's a low-maintenance front garden and a non-bisected rear garden with a lovely mature backdrop. Perfect as a first-time purchase or an Airbnb investment, this home is ready to move into while still offering the opportunity to personalise further. **NO ONWARD CHAIN!**





While every attempt has been made to ensure the accuracy of the description contained herein, measurements, floor plans, location, views and any other items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been visited and are provided as to their availability or otherwise can be given. Made with Metaplan 02/05

## 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

### Lounge 12'3" x 10'3"

Window, radiator and door to

### Lobby

Stairs to first floor and door to

### Dining Room 12'2" x 10'4"

Window, understairs storage, radiator and door to

### Kitchen 8'0" x 6'3"

Wall and base units, sink, Cooker, washing machine, door to side, window to side and door to

### Bathroom

Three piece suite, low level WC, hand wash basin, walk in shower.

## First Floor Landing

Doors to bedrooms one and two

### Bedroom One 12'2" x 10'5"

Window, radiator and over stairs storage

### Bedroom Two 12'4" x 10'5"

Window, cupboard housing gas boiler, radiator and door to

### Bedroom Three 6'5" x 8'2"

Window and radiator.

## Outside

Non bisected rear garden and gate access to rear.

## Tenure

Freehold

## Local Authority

Norwich City Council - Tax Band A


## Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.

This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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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Freehold

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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