



2 | Rigbys Court | Norwich | NR2 1NT

Guide Price £190,000

 **BUTTERFLY** 
SALES, LETTINGS & PROPERTY MANAGEMENT

The Features

- Guide Price £190,000 - £200,000
- Chain free, characterful one-bedroom terraced home in a prime city centre location
- 11'2" Lounge with high ceilings and a large front-facing window
- Fitted kitchen with built-in appliances, including oven, hob, microwave and fridge freezer
- Basement room offering flexible additional living space
- Generous first-floor landing with excellent built-in storage and space for laundry appliances
- Bathroom off the landing with shower over the bath
- Well proportioned double bedroom with fitted wardrobes
- Enclosed communal courtyard, a low-maintenance outdoor space
- Priced to reflect the opportunity for updating and adding value

About the Property

If you are looking for a characterful city centre home with excellent potential, this one-bedroom, chain-free terraced property is a fantastic opportunity. Arranged over three floors, it offers surprisingly spacious and versatile accommodation, ideal for a first-time buyer, city bolt-hole, or investment purchase.

The property would benefit from some updating and modernisation in places, which is reflected in the competitive asking price, making it an ideal option for buyers looking to add their own style and value.

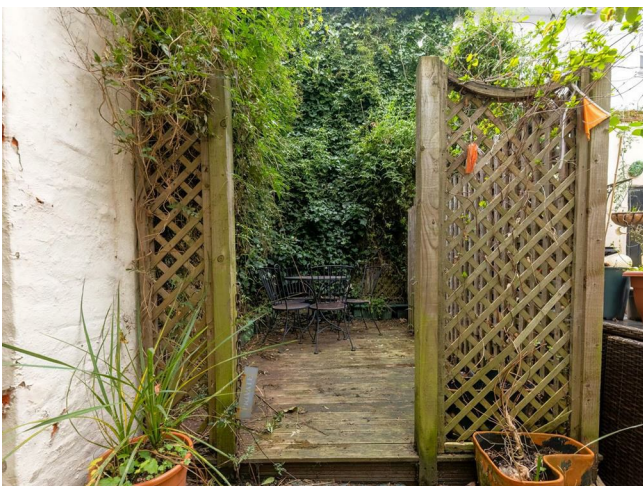
Upon entering, you are welcomed into a bright 11'2" lounge, featuring high ceilings and a large front-facing window that fills the room with natural light. To the rear is a fitted kitchen with built-in appliances, including a fridge freezer, oven, hob, and microwave, along with space for a freestanding dishwasher.

The first floor offers a generous landing with useful storage, including a cupboard housing the washing machine with space above for a condenser tumble dryer, plus an additional storage cupboard. There is also a bathroom with shower over the bath and a well-proportioned double bedroom with fitted wardrobes.

Stairs from the rear hallway lead down to the basement, which has previously been used as a study or dining room, offering flexible additional living space.

The property is full of character, benefits from gas central heating, and is offered with no onward chain.





The Outside

To the rear is a communal courtyard, an enclosed space bordered by walling and trellis fencing. Within this, the property benefits from its own privately owned decking area, providing a useful and low-maintenance outdoor space, a real bonus for a city centre location. A large door from the courtyard provides access back to the front of the property.

Location Overview

Set within a conservation area, the property is accessed via Rigbys Court, a charming pedestrian-only walkway linking St Giles Street and Bethel Street, right in the heart of Norwich city centre. This sought-after location offers excellent access to a wide range of amenities, with Norwich train station providing regular direct services to London Liverpool Street, making it ideal for commuters and city dwellers alike. There are also strong transport links to the A47 southern bypass, A11, the Norfolk & Norwich University Hospital, and the University of East Anglia.

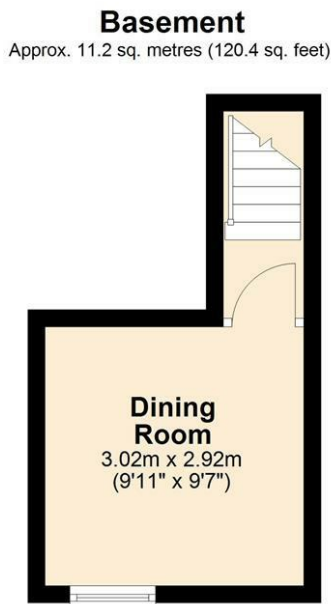
Norwich itself offers a vibrant mix of historic character and modern city living, with an excellent range of independent and high-street shopping, along with a diverse selection of restaurants, cafés, pubs, cultural attractions, and leisure facilities, all on your doorstep.

Directions

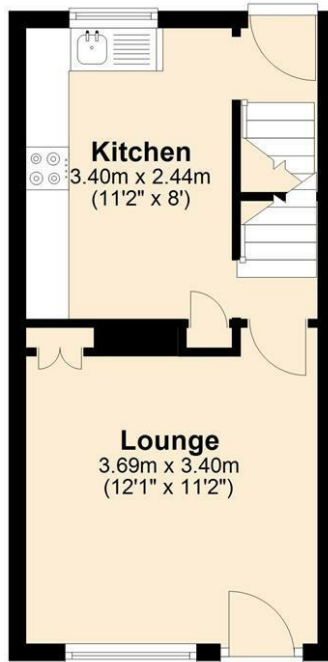
The property is located between St Giles Street and Bethel Street, accessed via Rigbys Court, a pedestrian-only walkway.

what3words location: [///legal.smile.cable](https://www.what3words.com/?w3w=///legal.smile.cable)

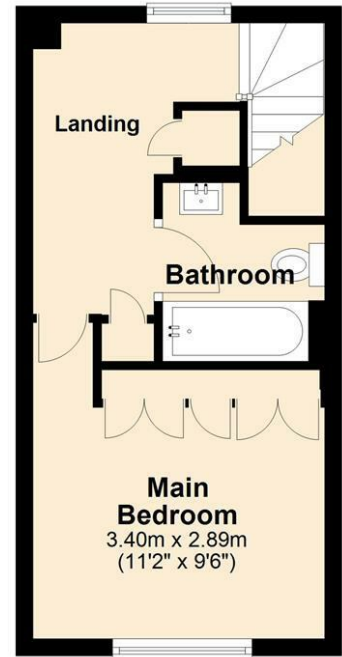




Ground Floor
Approx. 24.6 sq. metres (264.6 sq. feet)

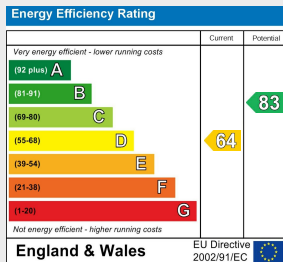


First Floor
Approx. 24.5 sq. metres (263.2 sq. feet)



Total area: approx. 60.2 sq. metres (648.2 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.
Plan produced using PlanUp.



Tenure: Freehold
Council Tax Band: B
Local Authority: Norwich



You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



Butterfly Homes | 6 Church Lane | Eaton | NR4 6NZ
sales@butterflyhomes.co.uk
www.butterflyhomes.co.uk
01603 870870



Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for information on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant matters. We also advise reviewing the property and surrounding area using Google Maps or Street View before attending a viewing. Photographs are for illustration only and should not be taken as confirmation that any items shown are included in the sale. If any particular detail is important to you, please seek independent professional verification before proceeding. Referral Fees: Butterfly Homes may receive a referral fee from recommended solicitors, mortgage advisers, or other service providers. Any referral arrangement will not affect the cost or quality of the service provided.

We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN