



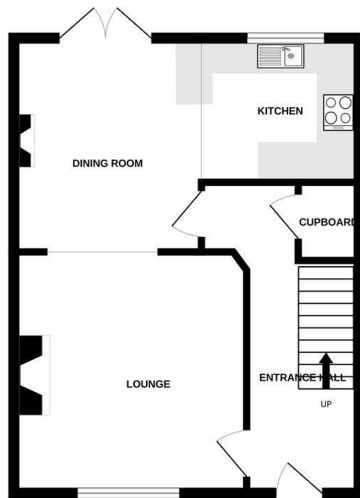
**86 Mousehold Street | | Norwich | NR3 1NX**

## Price Guide £325,000

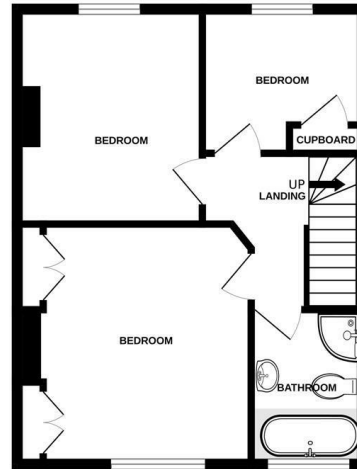
GUIDE PRICE: £325,000 - £350,000 **\*\*STUNNING RENOVATED HOUSE ON THE EDGE OF THE CITY CENTRE\*\*** Nestled on the ever-popular Mousehold Street in Norwich, this rarely available three-bedroom semi-detached home offers a superb blend of stylish modern living and retained period charm. Beautifully presented throughout, the property has been thoughtfully modernised while still showcasing a number of its original character features. The accommodation welcomes you into an impressive open-plan lounge space flowing seamlessly into the dining area and striking fitted kitchen with integrated appliances, creating a wonderful setting for everyday living and entertaining. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom, with far-reaching views towards Norwich Cathedral adding a truly special touch. Externally, the property continues to impress with a south-facing rear garden, providing a sun-soaked outdoor space, along with the added convenience of driveway parking. This elegant and practical home represents a rare opportunity in a highly desirable and convenient location, and early viewing is highly recommended.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Mousehold Street is situated close by too many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and is within walking distance to the city centre. There is also good access to the Norwich Ring Road and Norwich train station.

## Accommodation Comprises:

Front door to:

### Entrance Hall

Doors to lounge, dining room, understairs cupboard and stairs to first floor.

### Lounge 12'11" x 12'5"

Double glazed window to front, cast-iron fireplace, radiator.

### Kitchen/Diner 18'11" x 11'6" x 7'11"

Fitted wall and base units with work tops over, sink and drainer, four ring gas hob with extractor over, fitted oven, integrated dishwasher and fridge/freezer, double glazed window to rear, patio doors to rear.

### First Floor Landing

With doors to all bedrooms and bathroom.

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

Double glazed window to front, radiator, built in wardrobes.

### Bedroom Two 11'6" x 9'10"

Double glazed window to rear, radiator.

### Bedroom Three 8'5" x 8'0"

Double glazed window to rear, radiator, built in wardrobe.

### Bathroom 8'6" x 5'11"

panelled bath, shower cubicle with rainfall shower over, low level WC, hand wash basin, heated towel rail, double glazed window to front.

## Outside - Front

Small front garden enclosed by hedging with side gate and off-road parking to the side.

## Outside - Rear

Lawned garden, patio seating area with pergola, mature plants and shrubs, enclosed by timber fencing with side gate access.

## Local Authority

Norwich City Council, Tax Band B.

## Tenure

Freehold

## Utilities

Full fibre broadband available.  
Mains gas, water and electric.

## 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>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            | <b>80</b>                                                                           |
| (55-68) <b>D</b>                            | <b>68</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<br>2002/91/EC |  |

### Local Authority

Norwich City Council, Tax Band B

### Tenure

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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