



51 Benjamin Gooch Way, Norwich

Independent Estate Agents

Pointens

Accommodation

The Property

The property offered for let is a fine character town house situated in the heart of Norwich in one of its prestigious postcodes. This amazing home is offered in fabulous condition throughout, the property absolutely oozes grandeur, character and charm throughout. Over three floors, the spacious accommodation comprises a ground floor entrance hall leading to a reception room which leads to a modern fitted kitchen and a cloakroom. On the first floor is a master bedroom with a dressing room and an en suite bathroom. 27' sitting room and a dining room. On the second floor there are two further bedrooms, one with an en suite, and a separate bathroom. To the rear of the property is a well appointed courtyard garden and there is also permit parking for one vehicle.

Location

Upper St Giles is one of the most fashionable addresses in Norwich and is convenient for the city centre and its extensive amenities offering a variety of commercial and recreational facilities and a mainline railway station with a direct line to London (Liverpool Street). On the northern side of the city there is an international airport and around twenty miles away is the Heritage North Norfolk coastline, much of which is designated as an Area of Outstanding Natural Beauty. Also within easy travelling distance are the famous Norfolk Broads.

The accommodation comprises: -

Front door, leading to -

Entrance Door, leading to - Entrance Hall

Radiator, wooden flooring, staircase to first floor.

Kitchen (9'9 x 8'4)

Good range of fitted base units with work surfaces over. Inset one and half bowl sink with mixer tap. Electric oven. Gas surface hob. Extractor hood. Fitted fridge and freezer. Tiled splashbacks, range of matching wall units. Radiator.

Cloakroom

W.C. Pedestal washbasin, radiator.

Sitting Room (22'3 x 14')

Television point, radiator. Telephone point. Fitted cupboard. Double doors to -

Garden Room (13'3 x 10'9)

Tiled floor. Double doors to garden.

First Floor

Landing

Radiator. Staircase to second floor. Fitted cupboard.

Bedroom One (14' x 12'2 max)

Radiator. Fitted wardrobe.

En suite

Pedestal washbasin, W.C., shower cubicle, heated towel rail.

General Information

Bedroom Two (12'3 x 7'9)

Radiator, fitted wardrobe.

Second Floor

Landing

Airing cupboard.

Bedroom Three (12'3 x 11' max)

Radiator.

Bedroom Four (12'2 x 10'9)

Radiator.

Bathroom

Pedestal washbasin, W.C., panelled bath with mixer tap and shower attachment. Heated towel rail.

Curtilage

To the rear of the property there is a garden area that is mostly laid to a patio with inset flower and shrub beds. A pedestrian gate leads to the rear of the house and this is all enclosed by wooden panelled fencing. A short distance away from the property there is a brick and tile garage with an up and over door, electric power and light.

Rent: £1895 per calendar month payable in advance

Damages deposit: £2186 refunded at the end of the tenancy if no claim is justified. A holding deposit of £437 will be reimbursed from the first months rent.

Services: All mains services are connected.

Council Tax Band: TBC

Local Authority: North Norfolk District Council. Tel: 01263 513811.

References Required: Bank, employment and present or previous landlord if applicable. We also conduct a credit check

Availability: This property is available from 8th June 2026

Type and length of tenancy: Periodic short hold tenancy.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application.

Viewings: Strictly via the sole agents, Pointens Estate Agents, Tel: 01263 711880.

Reference: H31156L

All our properties can be seen on the internet at

www.pointens.co.uk, and www.rightmove.co.uk

18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk

Independent Estate Agents

Pointens