



248 King Street | | Norwich | NR1 2BU

£240,000

****BIGGER THEN AVERAGE CITY CENTRE TERRACED. OFFERED WITH NO ONWARD CHAIN**** Situated within easy walking distance of the train station, this charming two-bedroom, two-bathroom home offers well-proportioned accommodation arranged over three floors, making it an ideal purchase for first-time buyers, commuters, or investors alike.

The property features a welcoming lounge, separate dining room, fitted kitchen, and ground-floor bathroom, while the first floor offers two good-sized bedrooms, including a principal bedroom served by a well-appointed en-suite bathroom. A versatile loft room provides additional space that could be utilised as a home office, hobby room, or occasional guest accommodation. Outside, the property benefits from both front and rear gardens, providing space to relax and entertain. Combining character features, including decorative fireplaces, with practical modern living, this delightful home is sure to attract strong interest.





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, masses and any other items are approximate and no 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, systems and appliances shown here are not shown and no guarantee as to their operation or efficiency can be given. Made with Metronix (2020)

Location

Accommodation Comprises:

Entrance Porch:

Entrance porch with door leading into the lounge.

Lounge: 12'2" x 10'5"

Bright reception room featuring a radiator and double-glazed window to the front aspect.

Dining Room: 10'7" x 12'2"

Spacious dining room with radiator, access to the lean-to, and doorway leading through to the kitchen.

Kitchen:

Fitted kitchen offering a range of wall and base units with space for appliances.

Bathroom:

Comprising a shower cubicle, low-level WC, wash hand basin, and double-glazed window to the rear aspect.

Bedroom One: 12'2" x 10'9"

Generous double bedroom with radiator, double-glazed window to the rear aspect, and attractive decorative fireplace.

Bedroom Two: 12'2" x 7'7"

Well-proportioned bedroom featuring a radiator, double-glazed window to the front aspect, and decorative fireplace.

En-Suite:

Fitted with a panelled bath with shower over, wash hand basin, low-level WC, and double-glazed window to the rear aspect.

Loft Room: 11'3" x 12'1"

Versatile loft room offering a variety of potential uses, with two Velux windows and stairs rising from the landing.

Outside Front:

Small garden enclosed by walling with path to front door.

Outside Rear:

Enclosed rear garden, ideal for outdoor seating and entertaining.

Tenure

Freehold

Local Authority:

Norwich City Council - Tax Band A

Utilities:

Ultrafast full fibre broadband available.
Mains 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) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council

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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