



Old Millers Wharf, Fishergate, Norwich, NR3 1GS

welcome to

Old Millers Wharf, Fishergate Norwich

A MODERN, spacious TWO BEDROOM TOWNHOUSE in a secure, private riverside development, just a short walk from Norwich city centre. **
Viewings are highly recommended to appreciate this city home and the location!! **



Entrance Hall

Laminate flooring, Electric space heater, stairs to landing.

Landing

Carpet, Double glazed window to front.

Lounge

26' 9" max x 17' Max (8.15m max x 5.18m Max)

Laminate flooring throughout, Two Radiator, Dimplex fireplace heater, double glazed doors to balconies front aspect, Fitted shutters, Double glazed windows to rear aspect.

Kitchen

9' 2" Max x 9' 5" Max (2.79m Max x 2.87m Max)

Tiled floor, Double oven, Fitted units top and bottom, gas hob, Kitchen heater, tiled splashback, stainless sink, space for washing machine, space for dishwasher.

Second Floor Landing

Carpet, Exposed beams Vaulted Ceiling, Two Velux skylights, Radiator.

Bedroom One

10' 5" Max x 16' 2" Max (3.17m Max x 4.93m Max)

Carpet, Built in wardrobes, Double glazed double aspect Bay window to front. Radiator. Vaulted Ceilings exposed Beams, Loft access.

En-Suite

Tiled floor, Tiled back splash, Shower, WC, Wash hand basin. Heated towel rail. Double glazed window to front aspect

Bedroom Two

17' 2" Max x 8' 11" Max (5.23m Max x 2.72m Max)

Carpet, Double Glazed window to front aspect. Vaulted Ceilings with exposed beams Built in wardrobes.

Bathroom

Partially Tiled, heated towel radiator, Bath, Wash hand basin, WC.

Outside

Garage, Communal Garden, Secured Gated access.



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welcome to

Old Millers Wharf, Fishergate Norwich

- NO ONWARD CHAIN
- Exclusive Gated Development
- Gas Fired Central Heating
- CITY CENTRE RIVERSIDE LOCATION
- Close To Local Amenities.

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR143028 - 0004

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