



St. Pauls Square, Norwich, NR3 1SN

welcome to

St. Pauls Square, Norwich

Offered for sale is this well-proportioned three-bedroom mid-terrace property, providing generous living space across two floors and an excellent opportunity for first-time buyers, families, or investors alike.



Description

Offered for sale is this well-proportioned three-bedroom mid-terrace property, providing generous living space across two floors and an excellent opportunity for first-time buyers, families, or investors alike.

The ground floor is centred around an impressive open-plan lounge/dining room measuring over 20ft in length, creating a bright and versatile space for both relaxing and entertaining. To the rear, the fitted kitchen offers a practical layout with access through to the family bathroom.

On the first floor, the property benefits from three bedrooms, including two good-sized double bedrooms and a further single bedroom which could also be utilised as a home office, nursery, or dressing room.

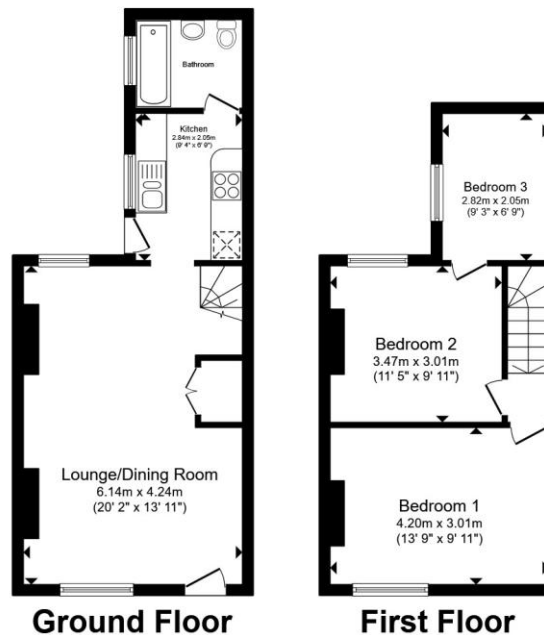
The property further benefits from a modern combi-boiler installed 2026, and the roof has been redone within the last 2 years.

The property enjoys a traditional layout with well-balanced room proportions throughout and offers excellent scope for personalisation and improvement to suit individual requirements. Conveniently positioned within easy reach of local amenities, schools, shops and transport links, the home is ideally placed for day-to-day living.

An ideal purchase for those seeking spacious accommodation at an affordable price point, early viewing is highly recommended to appreciate the potential on offer.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 67.0 m² (721 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

St. Pauls Square, Norwich

- Three-bedroom mid-terrace home
- Spacious 20ft lounge/dining room
- Fitted kitchen and ground floor bathroom
- Ideal first-time buy or investment opportunity
- Sought After NR3 Location

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR144827 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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