

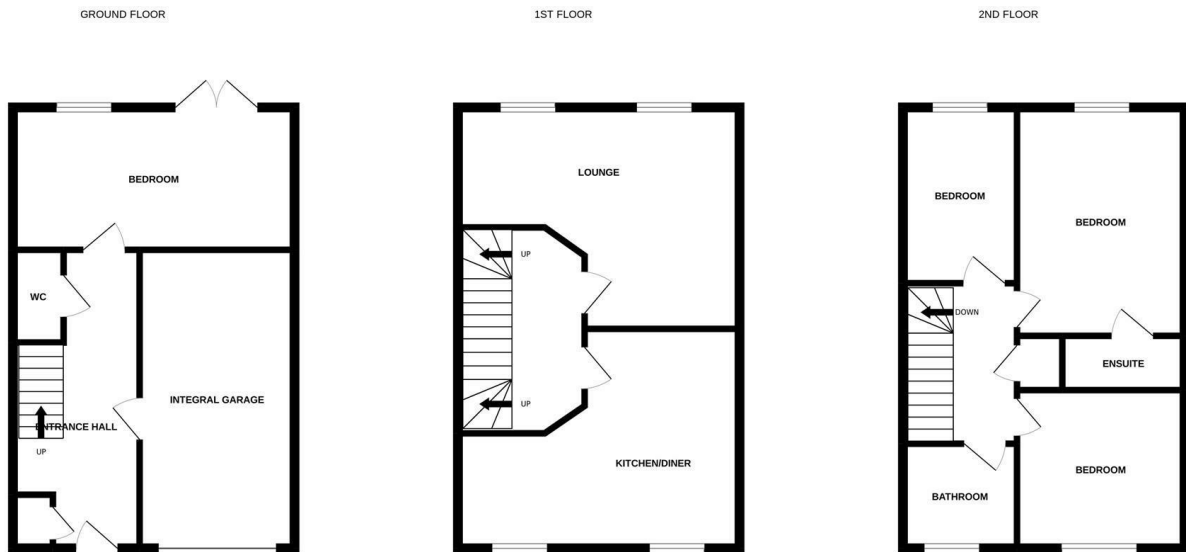


14 St. Saviours Lane | | Norwich | NR3 1SP

Guide Price £360,000

****CITY CENTRE TOWNHOUSE WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this well presented, four bedroom, three storey townhouse located in the City Centre close by to the River Wensum and Cathedral. Accommodation comprising entrance hall, bedroom, WC and integral garage to the ground floor. On the first floor there is a kitchen/diner and lounge and to the second floor there are three bedrooms and a bathroom off landing with bedroom one having an en-suite shower room. Outside there is front access to an integral garage, an enclosed rear garden and access to maintained communal gardens. The townhouse benefits from double glazing, gas heating, solar panels and is offered with no onward chain. The property would suit a wide array of buyers so be quick to book a viewing.





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

The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to bedroom, WC, integral garage and stairs to first floor.

Bedroom Two 16'11" x 8'7"

Double glazed window, patio doors, radiator.

WC

Low level WC, hand wash basin, extractor.

First Floor Landing

Doors to lounge, kitchen/diner and stairs to second floor.

Lounge 16'11" x 13'3"

Two double glazed windows, two radiators.

Kitchen/Diner 16'11" x 13'3"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, fitted oven, space for fridge/freezer and washing machine, radiator, two double glazed windows.

Second Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 13'7" x 9'7"

Double glazed window, radiator.

En-Suite 7'4" x 3'2"

Shower cubicle, low level WC, hand wash basin, radiator.

Bedroom Three 10'2" x 9'7"

Double glazed window, radiator.

Bedroom Four 10'6" x 10'2"

Double glazed window, radiator.

Bathroom 6'10" x 6'10"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside

Access to integral garage, enclosed rear garden with rear gate access to maintained communal gardens.


Local Authority

Norwich City Council, Tax Band D

Tenure and Service Charge

Freehold
Service charge- £35pcm


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.