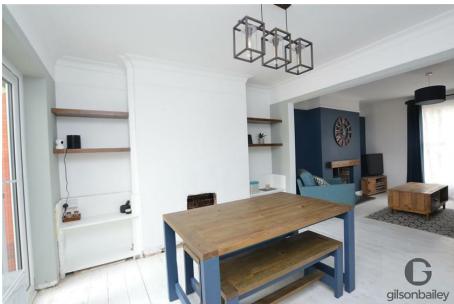




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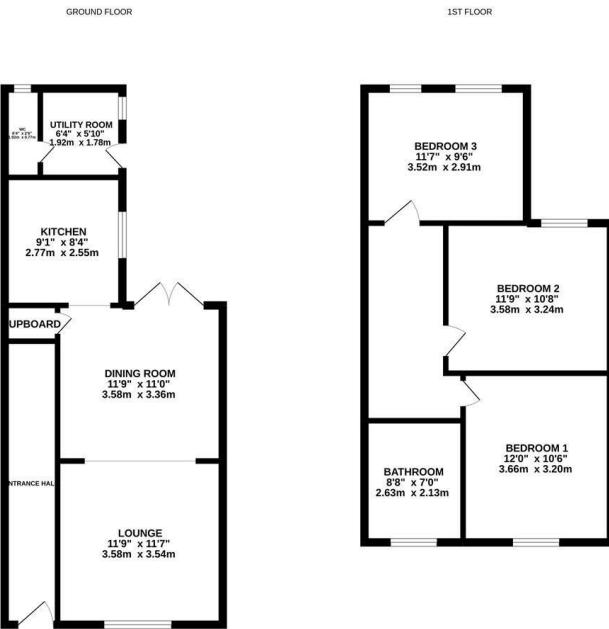


## 18 Stafford Street | Norwich | NR2 3BB

**Price Guide £365,000**

GUIDE PRICE: £365,000 - £375,000 Gilson Bailey are delighted to offer this hall entrance over passage three bedroom Victorian mid terrace. The property has undergone extensive renovations including new kitchen, bathroom and new heating system. The property is also presented in excellent order with some minor cosmetic decorations needed. Features include wood burner, coving and picture rails. Situated in the the bohemian golden triangle with a selection of bars/restaurants, coffee shops and enjoying great access to both the city centre and the UEA. Accommodation comprises:- entrance hall, lounge open plan to dining room, quality bespoke kitchen, utility room and ground floor WC. There are three bedrooms and a beautifully fitted four piece bathroom suite. Outside is a front garden and to the rear there is an enclosed non-bisected courtyard garden.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The floorplan is for illustrative purposes only and is not to scale. It is intended for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order is 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:

Door to entrance hall with door to dining area.

### Lounge: 11'8" x 11'7"

UPVC double glazed window, radiator, wood burner with exposed brick inset, picture rails coving and open plan to:-

### Dining Room: 11'7" x 10'11"

Door to under stairs storage cupboard, PVC double glazed patio doors, radiator, coving and opening to:-

### Kitchen:- 9'0" x 7'11"

Bespoke quality fitted kitchen, integral slimline dishwasher, fitted double oven and hob with stainless steel extractor fan, single sink, UPVC double glazed windows and opening to:-

### Utility Room: 6'3" x 4'9"

Space for washing machine, freestanding fridge freezer, radiator, UPVC double glazed window, UPVC double glazed door to side and door to:-

## WC:

Low-level WC.

## First Floor Landing:

Doors to bedrooms one, two and three and bathroom.

### Bedroom One: 12'0" x 10'5"

UPVC double glazed window and radiator.

### Bedroom Two: 11'5" x 11'1"

UPVC double glaze window and radiator

### Bedroom Three:

UPVC double glaze windows, radiator and built-in cupboard.

## Bathroom:

Stunning four piece fitted bathroom with freestanding bath, low level WC and wash basin with vanity unit and double walk-in shower with rainfall fitment. UPVC double glazed window and heated towel rail.

## Outside Front:

Wrought iron gate to front path to front door.

## Outside Rear:

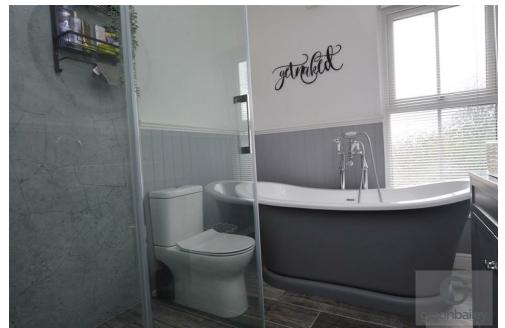
Non-bisected enclosed courtyard rear garden.

## Local Authority:

Norwich City Council - Tax Band B

## Tenure

Freehold



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Local Authority

Norwich City Council, Tax Band B

### 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.

<https://www.gilsonbailey.co.uk>  
 01603764444