



**7a, Flat 2 Carrow Hill | | Norwich | NR1 2AA**

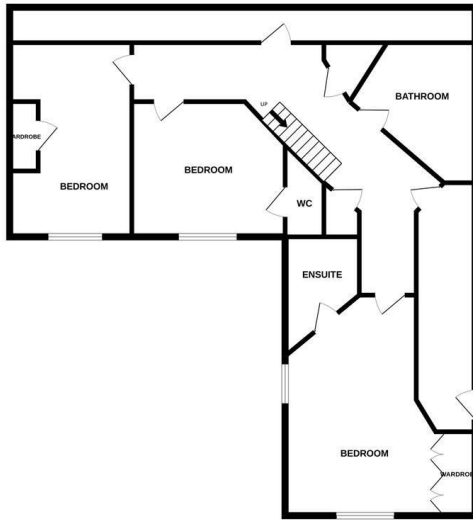
**£475,000**

**\*\*RARELY AVAILABLE HOUSE WITH STUNNING VIEWS OVER NORWICH\*\*** Gilson Bailey are delighted to offer this spacious, unique, four bedroom, terrace house formerly part of a school on a highly sought after road to south of the city. Accommodation comprises entrance hall, three bedrooms and a bathroom to the ground floor with one bedroom having an en-suite shower room and one having an en suite WC. On the first floor there is a lounge, kitchen/diner and another bedroom. Outside there is a small lawned garden to the front and one off road parking space. The house benefits from stunning original features, some double glazing, gas heating and is offered with no onward chain. The property would make an excellent family home so be quick to book a viewing.

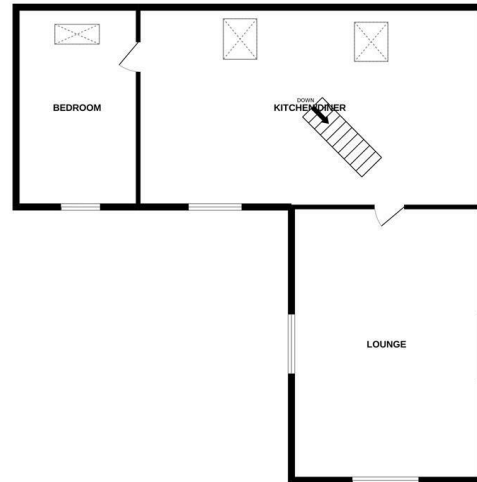




GROUND FLOOR



1ST FLOOR



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

Carrow Hill is situated in an elevated position between Bracondale and King Street to the south east of the City Centre just outside the ancient City Wall. The attractive and popular location is conveniently situated being within half a mile of the City Centre which offers a comprehensive range of amenities. John Lewis department store is one of the closest shops, and Norwich station is about half a mile which provides a regular service to both London and Cambridge.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to three bedrooms, bathroom, utility cupboard and large storage area.

### Bedroom One 18'6" x 15'1"

Double glazed window to front, radiator, built in wardrobes.

### En Suite 8'11" x 5'0"

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

### Bedroom Two 12'10" x 11'3"

Double glazed window to front, radiator, hand wash basin.

### WC

Low level WC.

### Bedroom Three 16'7" x 10'2"

Double glazed window to side, radiator, built in wardrobe.

### Bathroom 8'9" x 8'9"

Timber panelled bath with shower over, low level WC, hand wash basin, radiator, extractor fan.

### First Flooring Landing

Access to kitchen/diner.

### Kitchen/Diner 30'0" x 16'7"

Fitted wall and base units with worktops over, sink and drainer, space for cooker and fridge/freezer, two windows, secondary glazed window to front, two velux window to rear, boiler.

### Lounge 23'2" x 15'3"

Single glazed window to front, secondary glazed window to side, two radiators, original beams.

### Bedroom Four 16'8" x 10'2"

Secondary glazed window to front, radiator, velux window to rear, loft hatch.

### Outside

Small lawned garden to front and one off road parking space.

### Local Authority


Norwich City Council, Tax Band E

### Tenure

Freehold



### Energy Efficiency Rating

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

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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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