



17 Fishergate, Norwich

OIEO £280,000 Leasehold

Situated in the highly sought-after NR3 postcode, just north of Norwich city centre, this well-presented two-bedroom end-of-terrace house offers an excellent opportunity for first-time buyers or investors. The property boasts a prime location, conveniently located just off Magdalen Street/Tombland, with easy access to local amenities and excellent transport links.

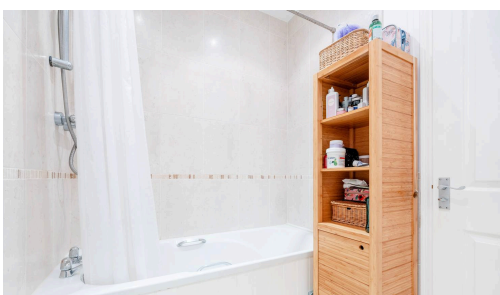
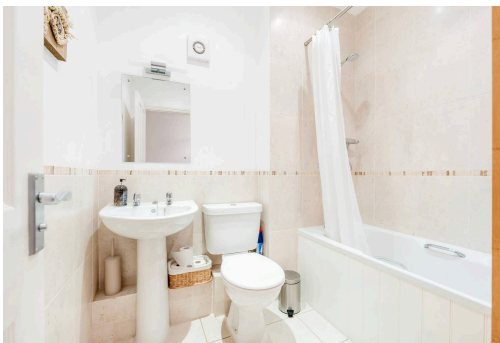
Location

Located in the heart of Norwich, Fishergate offers a prime position for enjoying all the city has to offer. Situated within the vibrant NR3 district, this property benefits from a unique blend of historic charm and modern convenience. Just a short stroll from the iconic Norwich Cathedral and the picturesque Riverside Walk, the area boasts an array of boutique shops, independent cafes, and renowned local eateries. With excellent transport links and close proximity to Norwich Train Station, this location is ideal for both commuters and those seeking a thriving community atmosphere.



Fishergate

Upon entering the property, you are welcomed by an inviting open-plan kitchen/dining room/lounge, providing a versatile space for modern living. The ground floor also features a convenient WC, adding to the practicality of the layout.



Moving upstairs, you will find two generously sized double bedrooms off the landing, accompanied by a well-appointed family bathroom. The bathroom is sleek and contemporary, featuring a bath with a shower over, a wash hand basin, and a WC.

The property benefits from off-road parking, ensuring convenience for residents with vehicles. Furthermore, the inclusion of allocated parking adds a desirable feature to this charming property. For added comfort, the property features an efficient heating system and double glazing throughout.

Externally, the property benefits from off-road parking, allowing for convenient vehicle storage. To the rear, there is a private paved courtyard garden, perfect for outdoor relaxation and entertaining. Additionally, there is a communal garden mainly laid to lawn, providing further outdoor space for residents to enjoy.

Agents Notes

We understand this property will be sold leasehold, with 106 years remaining on the lease. Connected to all main services.

Ground rent - £150 pa

Council Tax band: B

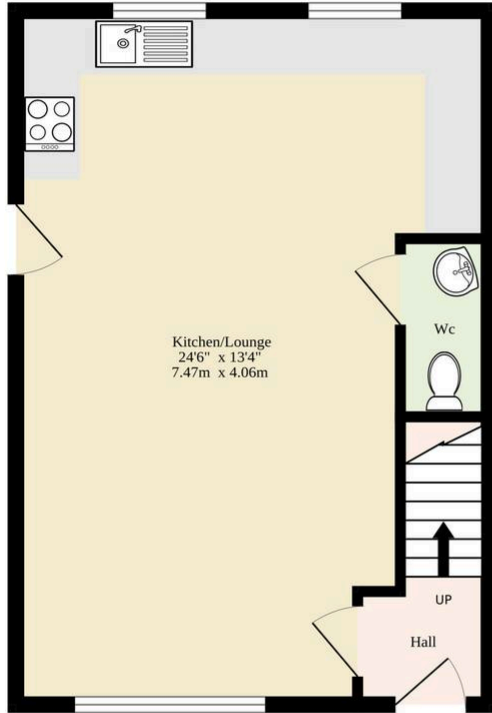
Tenure: Leasehold

EPC Energy Efficiency Rating: C

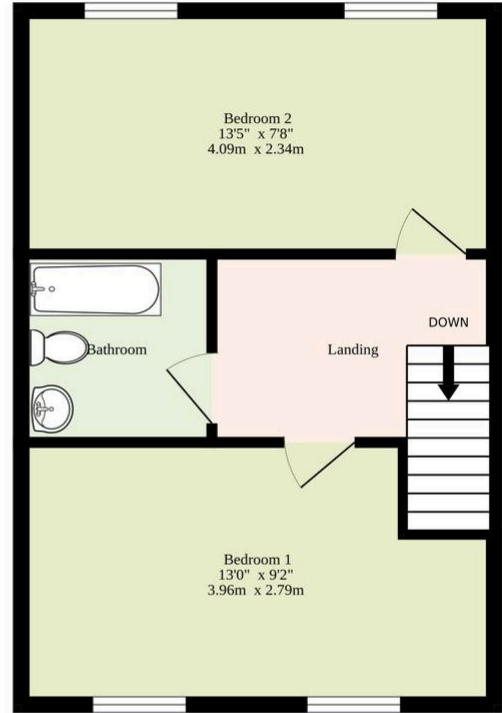
EPC Environmental Impact Rating: C



Ground Floor
329 sq.ft. (30.6 sq.m.) approx.



1st Floor
225 sq.ft. (20.9 sq.m.) approx.



Sqft Excludes Hall, Wc, Landing And Bathroom

TOTAL FLOOR AREA : 554 sq.ft. (51.5 sq.m.) approx.

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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