



Heart of the City!

Indigo Yard | Norwich | NR3 3QZ |

£270,000

Located in a well regarded area of the city centre, close to the salubrious St Benedicts Street. This very well presented three bedroom Hopkins homes built house offers city living at its best. With off road parking and a garage and having the benefit of NO ONWARD CHAIN call now.



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Accommodation Comprises...



Entrance Hall 5'11 x 16'4 (1.81m x 4.98m)

Door to front, radiator, wood effect floor, stairs to first floor, under stairs cupboard, doors to .

Lounge 11'5 x 13'1 (3.46m x 3.9m)

Door to the rear garden, sealed unit double glazed window to the rear aspect, radiator, wood effect floor.



Kitchen/Diner 6'7 x 16'4 (2.02m x 4.98m)

Sealed unit double glazed window to the front aspect, wall, base and drawer units, roll edge work surfaces, combi boiler, wood effect floor, sink and drainer unit, double oven, hob with extractor fan over, radiator.

First Floor Landing

Airing cupboard, radiator, doors to:-

Bedroom Three 6'0 x 8'3 (1.83m x 2.53m)

Sealed unit double glazed window to front aspect, wood effect floor, radiator.



Bedroom Two 6'8 x 11'11 (2.03m x 3.63m)

Sealed unit double glazed window to front aspect, radiator, wood effect floor, loft access.

Bathroom 6'10 x 6'9 (2.09m x 2.05m)

A three piece suite comprising low level WC, bath with shower over, pedestal wash hand basin, tiled splashbacks, radiator, extractor fan, tiled floor.



Bedroom One 8'9 x 12'11 (2.67m x 3.95m)

Two sealed unit double glazed windows to the rear aspect, radiator, wood effect floor.

Outside Front Garden

Low hedging, footpath to front door, mainly laid with gravel with off street parking.

Rear Garden

Enclosed courtyard garden with patio area, gate to the rear leading to the garage.

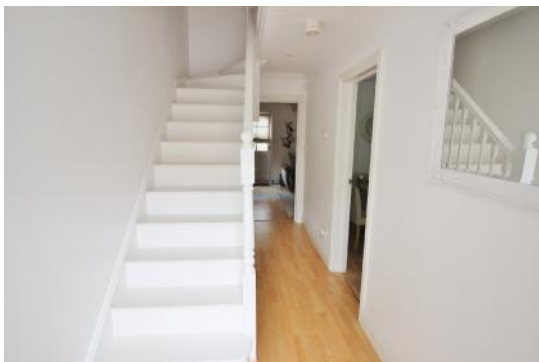
Location

The property situated on the edge of the city centre. Norwich City centre is close by with its vibrant business and arts community and also the regional shopping centre. The prominent market stands in the centre of the city, nearly in the shadow of the castle, and nearby is the library which is in the Forum. Norwich Cathedral is situated in The Close on the edge of the river and there is a wide variety of bars, restaurants and leisure pursuits available within the city and a number of schools in both the state and private sector.

Directions

Leaving via Duke Street, turn left into Colegate, right into Coslany Street and left into Indigo yard where the property will be identified.





1ST FLOOR



GROUND FLOOR

Energy Performance Certificate

Indigo, Yard,
NORWICH,
NR2 3JZ

Dwelling type: Mid-terrace house
Date of assessment: 03 December 2009
Date of certificate: 03 December 2009
Reference number: 8836-0177-3000-2403-4213
Type of assessment: R-FLAP, (existing) dwelling
Total floor area: 89 sqm

This figure's performance is rated in terms of the energy use per square metre of floor area energy efficiency based on fuel costs and a carbon dioxide (CO₂) emissions.



England & Wales EU Directive 2002/91/EC
The energy efficiency rating is a measure of the overall efficiency of the home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales EU Directive 2002/91/EC
The environmental impact rating is a measure of the home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	189 kWh/m ² per year	172 kWh/m ² per year
Carbon dioxide emissions	2.8 tonnes per year	2.6 tonnes per year
Lighting	£41 per year	£41 per year
Heating	£376 per year	£317 per year
Hot water	£87 per year	£86 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To make this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, so generally they are unlikely to match an occupant's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the basic use for cooking or running appliances, such as TV, fridge etc. nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this house compares to other properties in the area please see the online interactive map.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Rating Team to enable you to claim for a grant of up to £1,000 for energy-efficient products.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2016

propertyladder

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