

# propertyladder



## St. Augustines Gate, Norwich, NR3 3BE

A Chain Free Three Bedroom NR3 Terrace Home!

**GUIDE PRICE** £250,000 to £260,000 *freehold*



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# CREATE COMFORT WITH NR3 LIVING!

Located in the popular NR3 postcode, this mid-terrace home is offered with no onward chain, making it an ideal opportunity for buyers looking to put their own stamp on a property! The ground floor offers a practical layout with an entrance hall, a convenient WC, a kitchen/diner, and a generously sized living room. Upstairs, the property provides three double bedrooms, including a master with an en-suite shower room, as well as a family bathroom.



“ offered with no onward chain, making it an ideal opportunity for buyers looking to put their own stamp on a property ”



## Overview

- Mid Terrace House
- Three Double Bedrooms
- En-Suite Shower Room & Family Bathroom
- Ground Floor Wc
- Allocated Parking Space
- No Onward Chain
- Enclosed Rear Garden
- First Floor Family Bathroom
- Spacious Living Room & Kitchen/Diner







## Location

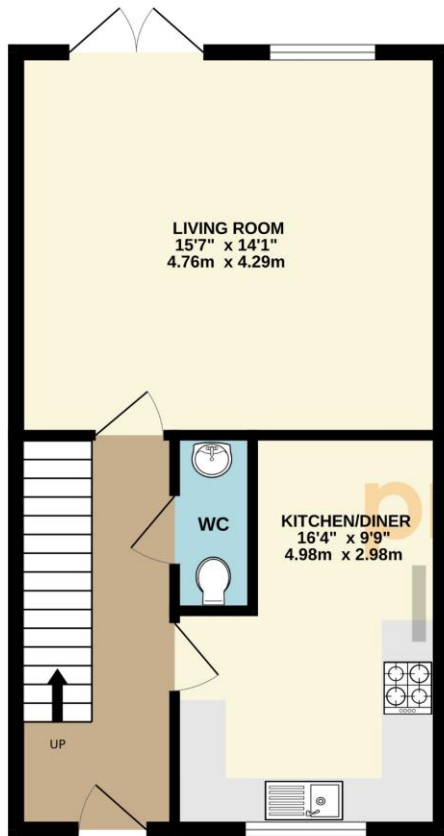
The property is located in the ever popular NR3 postcode, North of the City. This up and coming area is a prime location for new independent shops, bars and café's. If these aren't enough, the beautiful City centre of Norwich is approximately 1.5 miles away. This vibrant regional capital, includes many unique shops, cafes, bars, high end shopping and the diverse Norwich market.



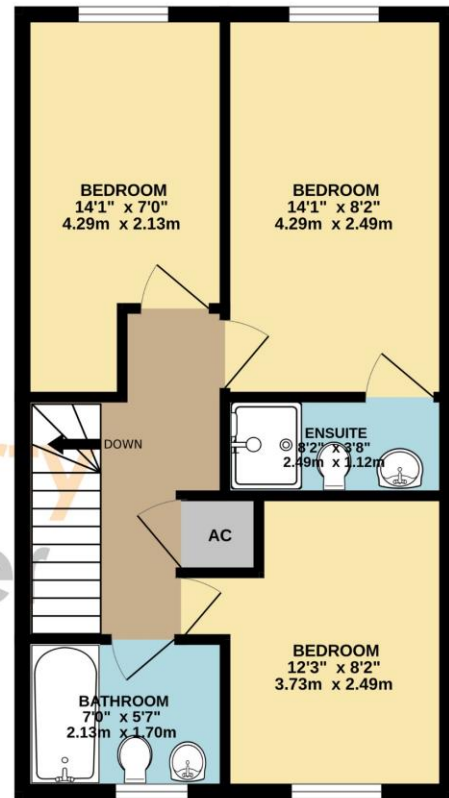
## Outside

Outside, the house benefits from an allocated parking space to the front. To the rear, the garden is fully enclosed, consisting of lawn and accessed via double doors from the living room.

GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 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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FULL EPC AVAILABLE UPON REQUEST

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 91 B      |
| 69-80 | C             | 76 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

COUNCIL TAX BAND: C

LOCAL AUTHORITY: NORWICH CITY COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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98 Crostwick Lane, Spixworth, NR10 3NQ  
**T 01603 898100**  
propertyladderonline.com

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