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*Rigbys Court*  
Norwich, Norfolk

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**MUSKER  
McINTYRE**  
ESTATE AGENTS



We are delighted to present a charming, CHAIN FREE character property located in the heart of the City Centre, offering immediate access to all the city's amenities. This exceptionally presented property spans three floors and features two/three bedrooms, one/two reception rooms, a kitchen, and a bathroom. Currently operating as a successful holiday rental by the current owners, this home represents an ideal opportunity for either investment or as a private city centre residence.

**Accommodation comprises briefly:**

- Living Room
- Kitchen
- Two Bedrooms
- 2nd Living Room/Bedroom 3
- Bathroom
- Communal Courtyard Garden



**Property**

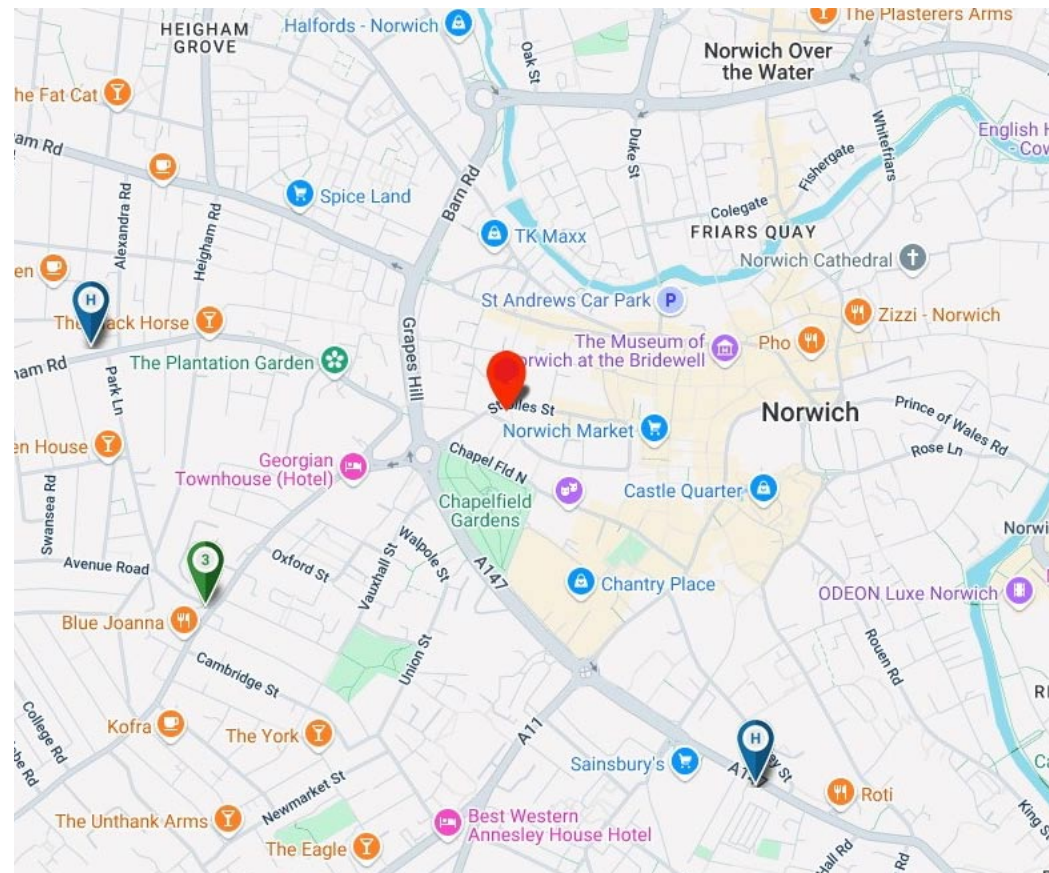
The front door opens into the spacious, yet cosy living room. This room features wooden flooring and a large window with full solid raised wooden shutters to the front, allowing an abundance of natural light to fill the space. The kitchen, situated at the rear of the property, is a quaint space that opens directly to the courtyard. It features an attractive range of fitted wall and base units complemented by contrasting work surfaces. The kitchen is equipped with a fitted oven, hob, and extractor, and the sink is conveniently placed below a window overlooking the courtyard. There is also under-worktop space provided for a washing machine and fridge/freezer. Stairs lead down into the second living room/bedroom three, a good size versatile space and a wrought iron spiral staircase provides access to the first floor. On the first floor are the two bedrooms, a double overlooking the front aspect and a single to the rear. The contemporary bathroom is well-appointed with a bath that includes a rainfall shower overhead, a WC, and a hand wash basin.











## Outside

We approach the property via Rigbys Court, a pedestrian-only access that leads from both St. Giles Street and Bethel Street, in the heart of Norwich. The property features a communal rear courtyard that serves three to four properties. This area is framed by a wall and trellis fencing, offering a private patio seating area and space for various pots and planters. There is also a large door from the courtyard that leads out to the front of the property.

## Location

The property is conveniently located in the heart of Norwich City Centre, offering easy access to Norwich train station, with regular direct trains to London Liverpool Street (1 hour 50 minutes). It also provides excellent links to the A47 southern bypass, A11, Norfolk & Norwich University Hospital, and the University of East Anglia. Norwich boasts a vibrant business community and a wide array of cultural and leisure facilities. You'll find excellent and varied shopping options, along with numerous chain and independent restaurants and pubs.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Gas central heating. All mains services connected.

Energy Rating: TBA

## Local Authority:

Norwich City Council

Tax Band: B

Postcode: NR2 1NT

What3Words: ///best.casino.vibrates

## Tenure

Vacant possession of the freehold will be given upon completion.

## Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

This property is currently generating an income of £30,000 - £36,000 per annum through Airbnb

**Guide Price: £270,000**



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

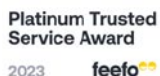
Loddon 01508 521110

Halesworth 01986 888205

Harleston 01379 882535

[www.muskermcintyre.co.uk](http://www.muskermcintyre.co.uk)

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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