



**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



Pottergate, Norwich, Norfolk, NR2 1DX

An amazing opportunity to acquire a beautifully presented two storey home located within the heart of the popular Lanes of Norwich. The property benefits from its central location with easy walking access of the city centre and Norwich market with its extensive amenities offering a variety of retail and recreational facilities, as well as excellent night life and historical interest.

Located opposite St Gregory's church now home to the antique shop, the property is approached from the front through a communal door of the building which leads to a pleasant front porch of this beautiful building.

A ground floor entrance hall ascends to the first floor where there is a generous sitting room with a feature fireplace and a landing that leads through to the kitchen, that overlooks the church square. To the second floor, a bathroom and two double bedrooms, one with built in wardrobes, completes the accommodation.

The property is further complimented in its proximity to Norwich's University of the Arts as well as the mainline railway station with a direct line to London Liverpool Street. On the northern side of the city there is an international airport and around twenty miles away is the North Norfolk coastline, much of which is designated as an Area of Outstanding Natural Beauty. Also, within easy travelling distance, of approximately eight miles, are the famous Norfolk Broads.



Upper Floor Flat



Flat



Older



1 Bathroom



1 Reception



2 Bedrooms



Tax Band D

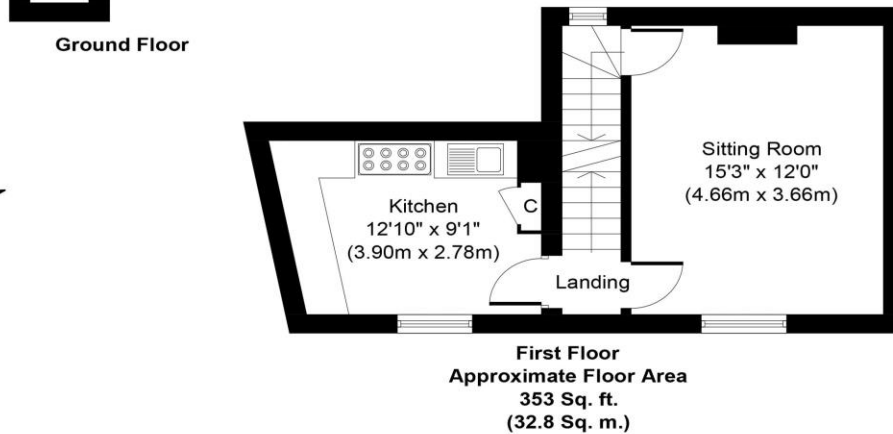
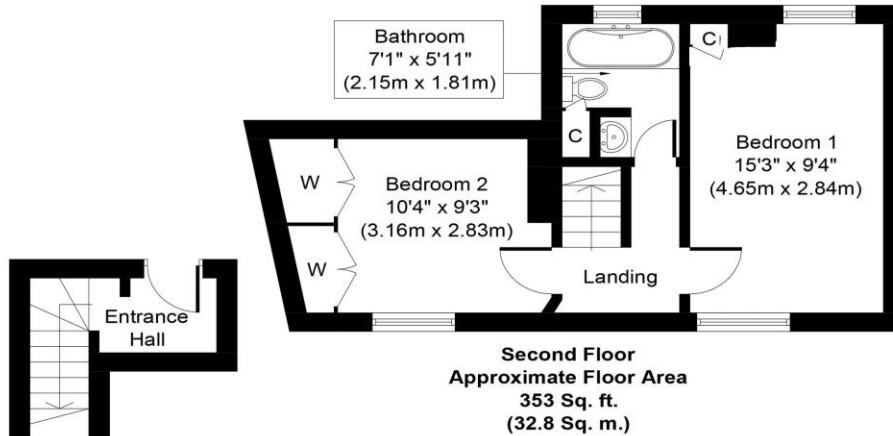


No
Parking



No
Garage





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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