



**St. Stephens Road**  
**Norwich, NR1 3SJ**  
**Guide Price £150,000**

**claxtonbird**  
residential



## St. Stephens Road, Norwich, NR1 3SJ

Welcome to The Pavilion on St. Stephens Road in Norwich! This charming flat conversion is situated on the historic Old Hospital site, just a leisurely stroll away from the vibrant city centre.

Step inside this property to discover a open plan sitting room, boasting a Juliette balcony that overlooks the picturesque Fellowes Plain green. The bedroom offers a peaceful retreat, while the bathroom provides modern convenience. The sitting room is open plan to the fitted kitchen area with built in appliance. Additionally, the security entry system provides peace of mind, and the allocated parking space is a convenient perk for residents.

Offered with no onward chain.

### Entrance Hall

Entrance door, security entry phone, double storage cupboard and electric wall heater.

### Sitting Room Area 16'2" max x 11'7" (4.95m max x 3.54m)

Juliette balcony over-looking Fellowes Plain green, electric wall heater and open plan to the kitchen area.

### Kitchen Area 7'6"x 8'10" (2.31mx 2.71m)

Fitted kitchen comprising wall and base units with worktop over, stainless steel sink drainer with mixer tap, built in oven, hob and extractor, built in washing machine and built in fridge freezer.

### Bedroom 12'3" max x 10'1" (3.75m max x 3.09m)

Double glazed window, fitted wardrobe and electric wall heater.

### Bathroom

Three piece white suite comprising panel bath with shower over and screen, wash hand basin, low level W.C, tiled walls and electric towel rail.

### Outside

Communal gardens laid to lawn and secure gated allocated parking space.

### Agents Note

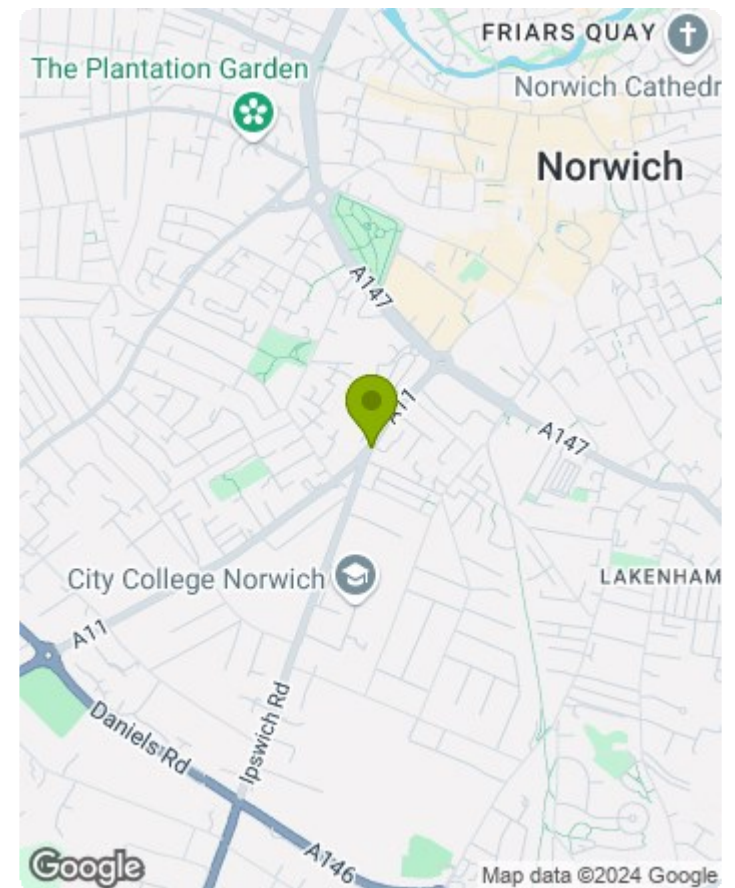
EPC RATING - B

COUNCIL TAX - A





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.  
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

- MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

ClaxtonBird Residential  
134 Unthank Road  
Norwich  
NR2 2RS

Tel: 01603 733002  
Email: [norwich@claxtonbird.co.uk](mailto:norwich@claxtonbird.co.uk)  
[www.claxtonbird.co.uk](http://www.claxtonbird.co.uk)

claxtonbird  
residential



