



**42 Friars Quay, Norwich, NR3 1ES**

**GUIDE £405,000**



**A four storey, five bedroom townhouse overlooking the river and enjoying a southerly aspect with a fine view towards the Cathedral and a 24'5" long integral garage and parking spaces to the rear of the property.**

## DESCRIPTION

Number 42 Friars Quay is offered for sale with no onward chain and the accommodation on the ground floor includes an entrance hall, ground floor cloakroom, a door from the hallway leads to the garage and there is also a study with a door leading out to the rear of the property on the river side where there is potential to create a small garden area. On the first floor is a kitchen and a triple aspect L-shape lounge and dining area with a door leading out to a balcony overlooking the river. The second floor accommodation includes a large master bedroom, a further double bedroom with two built-in double wardrobes and a bathroom. The property has gas central heating and UPVC double glazed windows and doors. The skylight windows on the third floor were installed when the property was built in the late 1970's. In 2007, Friars Quay was placed on the Norwich City Council list of buildings of architectural importance.

## LOCATION

Superbly situated, being close to the centre of the city, Friars Quay is an exclusive development of properties in a prime residential area. It is located within walking distance of all amenities in this vibrant city which includes excellent shopping facilities, restaurants, cafes and public houses, theatres and cinemas and health & leisure centres.

## DIRECTIONS

From the Brown & Co office on St George's Street, follow the road to the 'T' junction with Colegate and turn right. Then take the first turning on the right into Friars Quay, following the road along to the end and round to the left by the river and the rear of the property will be found on the left hand side.

## ACCOMMODATION

On the Ground Floor:-

### OPEN RECESSED STORM PORCH

Built-in bin store to side.

### ENTRANCE HALL

UPVC entrance door with UPVC double glazed side panel. Wood block floor. Radiator. Built-in under stairs storage cupboard. Staircase to first floor hallway. Door to garage.

### CLOAKROOM

1.52m x 1.44m (5' x 4'9"). White WC and suspended hand wash basin. Radiator. Built-in shelved storage cupboard. Radiator. High level UPVC double glazed window to front aspect.

### STUDY

3.04m x 2.99m (10' x 9'10"). Wood block floor. Radiator. UPVC double glazed window to side aspect. UPVC double glazed door with double glazed side panel to the rear.

On the First Floor:-

### HALLWAY

Radiator. Stairs to second floor landing.

### LOUNGE AND DINING AREA



5.99m x 3.04m (19'8" x 10') plus 4.44m x 2.81m (14'7" x 9'3"). Wood block floor. Three radiators. Thermostat control for heating. Capped gas point. Television and telephone points. Coving. UPVC double glazed windows to front, side and rear aspects. UPVC double glazed door with double glazed side panel to balcony. Concertina door to kitchen.



### KITCHEN



3.02m x 2.38m (9'11" x 7'10"). Work surfaces with cupboards and drawers below and an inset stainless steel single drainer sink unit with mixer tap and tiled splashback. Matching wall cupboards with concealed lighting below and matching vertical storage cupboard. Built-in electric oven and grill. Inset four ring gas hob with an extractor above. Space for fridge/freezer. Utility space below work surface with plumbing for washing machine. Extractor fan. UPVC double glazed window to front aspect.

On the Second Floor:-

### SECOND FLOOR LANDING

Radiator. Stairs to third floor landing.

### BEDROOM 1



5.96m x 3.04m (19'7" x 10'). Wood block floor. Two radiators. UPVC double glazed windows to front and side aspects.



BEDROOM 2



3.60m x 2.84m (11'10" x 9'4"). Radiator. Two built-in double wardrobes. UPVC double glazed window to rear aspect.

BATHROOM



2.99m x 2.41m (9'10" x 7'11"). Including a built-in cupboard with a free-standing gas fired boiler and hot water cylinder. White suite comprising panelled bath with tiled surround, pedestal wash basin with tiled splashback, WC, large tiled shower cubicle with a mixer shower. Radiator. Shaver point. UPVC double glazed window to front aspect.

On the Third Floor:-

LANDING

Built-in linen cupboard with slatted shelves. Loft access hatch.

BEDROOM 3

4.16m x 2.84m (13'8" x 9'4"). Radiator. Built-in double wardrobe. Double glazed skylight window with blind to rear aspect.

BEDROOM 4

3.07m x 3.02m (10'1" x 9'11"). Including a built-in double wardrobe. Radiator. Double glazed skylight window with blind to rear aspect.

BEDROOM 5

2.84m x 2.51m (9'4" x 8'3"). Radiator. Built-in double wardrobe. Double glazed skylight window with blind to front aspect.

BATHROOM



2.41m x 2.18m (7'11" x 7'2"). White suite comprising panelled bath with tiled surround and mixer tap with shower attachment, suspended wash basin with tiled splashback, WC with concealed cistern. Radiator. Double glazed skylight window with blind to front aspect.

OUTSIDE

There is parking for two cars to the rear of the property together with an integral tandem garage, 7.44m x 2.84m internal (24'5" x 9'4") with up and over door, radiator, light and power, UPVC double glazed window to front aspect.

**AGENT'S NOTES:** 1. We understand that satellite receiver dishes are prohibited at Friars Quay and also that the property cannot be used for any purpose other than that of a private residence. 2. The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

Viewing Strictly by Prior  
Appointment through the  
Selling Agents' Norwich Office.  
Tel: 01603 629871

These Particulars were updated in April 2016.  
Ref: NRS5689



Front of property

**Energy Performance Certificate**

42, Friars Quay  
NORWICH  
NR3 1ES

Dwelling type: Semi-detached house  
Date of assessment: 2 October 2008  
Date of certificate: 2 October 2008  
Reference number: 0228-2944-6250-5918-6070  
Total floor area: 158 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

**Energy Efficiency Rating**

Very energy efficient - lower running costs	Current	Potential
92-100 (A)		
81-91 (B)		
69-80 (C)		
55-68 (D)		
43-54 (E)		
31-42 (F)		
21-30 (G)		

Net energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
92-100 (A)		
81-91 (B)		
69-80 (C)		
55-68 (D)		
43-54 (E)		
31-42 (F)		
21-30 (G)		

Net environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

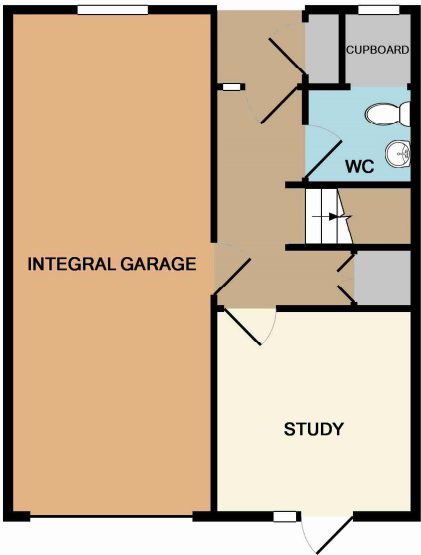
	Current	Potential
Energy use	437 kWh/m <sup>2</sup> per year	176 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	12 tonnes per year	4.6 tonnes per year
Lighting	£107 per year	£73 per year
Heating	£1156 per year	£539 per year
Hot water	£384 per year	£122 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

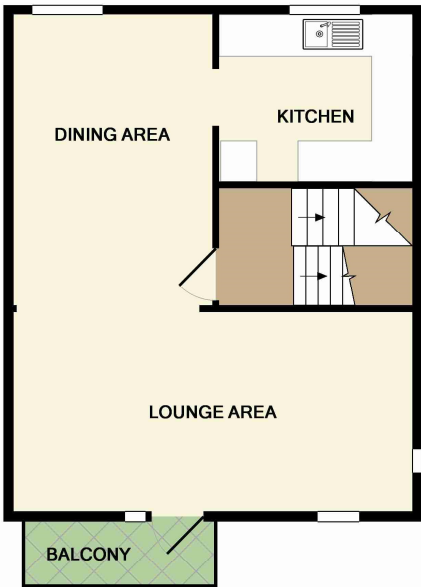
To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

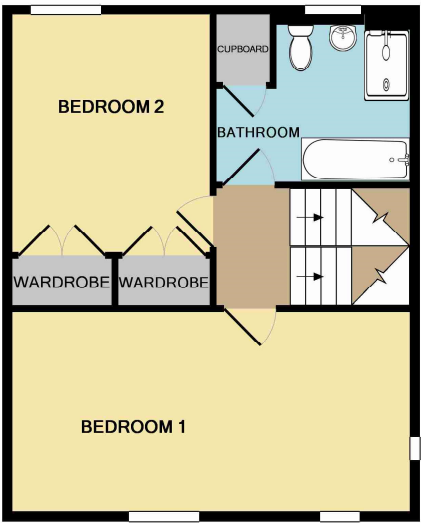
For advice on how to take action and to find out what offers are available to help make your home more energy efficient call 0800 512 512 or visit [www.energy-saving-trust.org.uk/myhome](http://www.energy-saving-trust.org.uk/myhome)



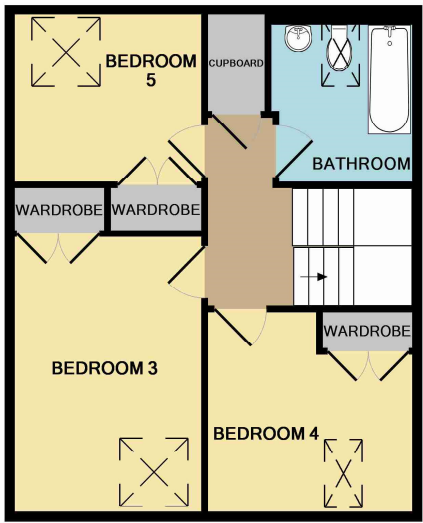
GROUND FLOOR  
APPROX. FLOOR  
AREA 480 SQ.FT.  
(44.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 481 SQ.FT.  
(44.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 474 SQ.FT.  
(44.0 SQ.M.)



3RD FLOOR  
APPROX. FLOOR  
AREA 474 SQ.FT.  
(44.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1909 SQ.FT. (177.4 SQ.M.)

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. 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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View to front

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