



2 | Rigbys Court | Norwich | NR2 1NT

Offers in Excess of £200,000



The Features

- Chain free, characterful one-bedroom terraced home
- Arranged over three floors, providing surprisingly spacious accommodation
- 11'2" lounge with high ceilings and a large front-facing window
- Fitted kitchen with built in appliances including oven, hob, microwave and fridge freezer
- Versatile basement room previously used as a study/dining area
- Generous first-floor landing with excellent built-in storage
- Bathroom with shower over the bath
- Large double bedroom with fitted wardrobes
- Enclosed communal courtyard with a private decking area
- Rich in period character and benefiting from gas central heating

About the Property

If you are looking for a characterful city centre home, this one bedroom, chain free terraced property is a must see. Arranged over three floors, the property offers surprisingly spacious accommodation and would make an ideal first-time purchase, city bolt-hole, or investment opportunity.

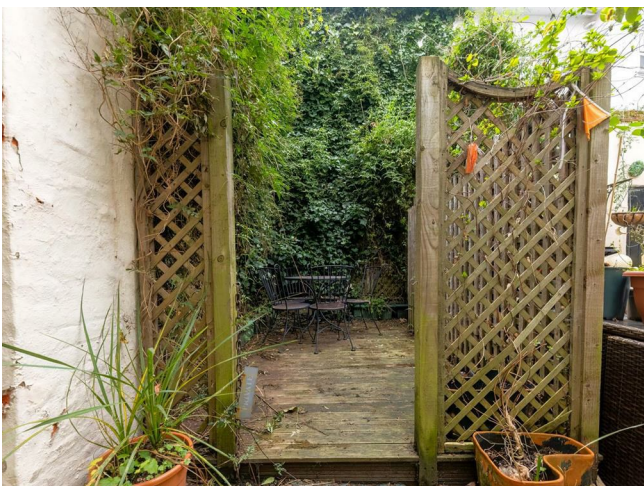
Upon entering, you are welcomed into an 11'2" lounge featuring high ceilings and a large front-facing window, allowing the room to fill with natural light. To the rear is a fitted kitchen with built-in appliances, including a fridge freezer, oven, hob, microwave, and space for a freestanding dishwasher.

The first floor offers a generous landing with useful storage, including a cupboard currently housing the washing machine with space above for a condenser tumble dryer, along with an additional storage cupboard. There is also a bathroom with a shower over the bath and a spacious double bedroom with fitted wardrobes.

Stairs from the rear hallway lead down to the basement, which has previously been used as a study or dining room, providing flexible additional living space.

The property is rich in character throughout, benefits from gas central heating, and is offered with no onward chain.





The Outside

To the rear is a communal courtyard, an enclosed area bordered by walling and trellis fencing, with a private decking area tucked away in the corner which is owned by number two. A large door from the courtyard provides access back to the front of the property.

Location Overview

Set within a conservation area, the property is accessed via Rigbys Court, a charming pedestrian-only walkway linking St Giles Street and Bethel Street, right in the heart of Norwich city centre. This sought-after location offers excellent access to a wide range of amenities, with Norwich train station providing regular direct services to London Liverpool Street, making it ideal for commuters and city dwellers alike. There are also strong transport links to the A47 southern bypass, A11, the Norfolk & Norwich University Hospital, and the University of East Anglia.

Norwich itself offers a vibrant mix of historic character and modern city living, with an excellent range of independent and high-street shopping, along with a diverse selection of restaurants, cafés, pubs, cultural attractions, and leisure facilities, all on your doorstep.

AGENTS NOTE

Please note that AI staging has been used in the lounge and bedroom images. The property is currently vacant.

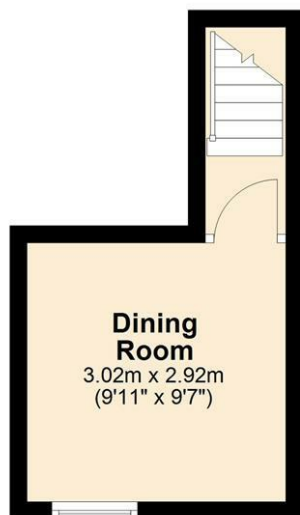
Directions

The property is located between St Giles Street and Bethel Street, accessed via Rigbys Court, a pedestrian-only walkway.

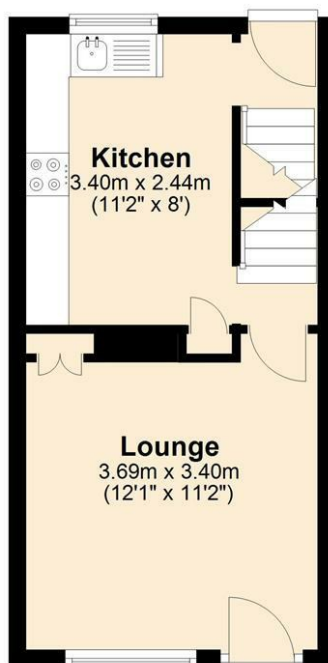
what3words location: [///legal.smile.cable](https://www.what3words.com/?q=///legal.smile.cable)



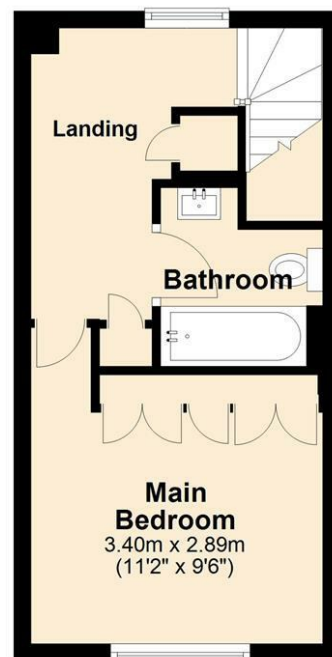
Basement
Approx. 11.2 sq. metres (120.4 sq. feet)



Ground Floor
Approx. 24.6 sq. metres (264.6 sq. feet)

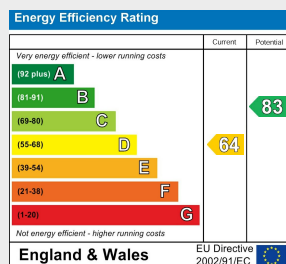


First Floor
Approx. 24.5 sq. metres (263.2 sq. feet)



Total area: approx. 60.2 sq. metres (648.2 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.
Plan produced using PlanUp.



Tenure: Freehold
Council Tax Band: B
Local Authority: Norwich

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



Butterfly Homes | 6 Church Lane | Eaton | NR4 6NZ
sales@butterflyhomes.co.uk
www.butterflyhomes.co.uk
01603 870870



Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for information on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant matters. We also advise reviewing the property and surrounding area using Google Maps or Street View before attending a viewing. Photographs are for illustration only and should not be taken as confirmation that any items shown are included in the sale. If any particular detail is important to you, please seek independent professional verification before proceeding. Referral Fees: Butterfly Homes may receive a referral fee from recommended solicitors, mortgage advisers, or other service providers. Any referral arrangement will not affect the cost or quality of the service provided.

We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN