



1 Rigbys Court, Norwich

Minors & Brady



1 Rigbys Court

Norwich

Step beyond the city streets and discover a unique chain-free home packed with charm, character and versatility. Arranged over three floors, the property provides flexible accommodation with two bedrooms, two reception rooms and a well-appointed kitchen. Character features sit comfortably alongside modern touches, creating a home full of warmth and individuality. A versatile lower ground floor reception room offers the potential for a third bedroom, home office or additional living space. Residents also benefit from access to a shared courtyard garden, providing a pleasant outdoor setting within the city centre. With shops, restaurants, cultural attractions and transport links just moments away, this is an excellent opportunity for both homeowners and investors alike.

- Chain-free character property in Norwich city centre
- Flexible accommodation arranged across three floors
- Two bedrooms with potential for a third bedroom
- Two versatile reception rooms
- Well-appointed fitted kitchen with courtyard access
- Character features including traditional wooden shutters
- Contemporary bathroom with rainfall-style shower
- Private entrance accessed via historic Rigby's Court
- Access to a shared communal courtyard garden
- Ideal city home, holiday let or investment opportunity



M&B



1 Rigbys Court

Norwich

The Location

Perfectly positioned in the heart of Norwich's vibrant city centre. Nestled just moments from the serene Chapel Field Gardens, this delightful home is a short stroll from Chantry Place, Norwich's premier shopping destination, and a stone's throw from the ever-popular Waffle House. perfect for a sweet weekend treat or brunch with friends.

Wander through the historic Norwich Market, explore boutique shops, or sample the array of dining options nearby, from cosy cafés to stylish restaurants and buzzing bars.

Just two streets away lies the lively St Benedicts Street. Here you'll find Haggie, a local favourite for delicious Eastern Mediterranean cuisine, along with a tempting mix of other fantastic restaurants, quirky bars, and vibrant eateries—making it a must-visit for food lovers and social butterflies alike.

Everything you need is right on your doorstep, yet the home's peaceful, tucked-away setting makes it feel like your own secret escape. Excellent transport links add to the appeal, with the nearby bus station offering direct services to Cambridge, London, and beyond—ideal for commuters or weekend adventurers.

Daily essentials are easily covered too, with local shops just around the corner. Whether you're after culture, convenience, or a bit of both, this charming city base promises a lifestyle full of fun, flair, and flexibility.



M&B



1 Rigbys Court

Norwich

Rigby's Court, Norwich

Tucked away within the heart of Norwich's historic city centre, this characterful and chain-free home offers a rare opportunity to enjoy city living whilst retaining a sense of privacy and charm. Arranged over three floors, the property blends period character with flexible accommodation, making it an appealing choice for owner-occupiers, city professionals and investors alike.

Having previously operated as a successful holiday let, the property also presents an attractive opportunity for those seeking a home with proven investment appeal.

The property is approached via Rigby's Court, a pedestrian access leading from both St Giles Street and Bethel Street, placing an excellent range of shops, restaurants, cafés, cultural attractions and transport links within easy walking distance. Its central position allows residents to fully embrace all that Norwich city centre has to offer.

Upon entering the property, you are welcomed into a spacious yet inviting living room, a comfortable reception space filled with natural light from the large front-facing window. Traditional wooden shutters add both character and practicality, while the room's proportions allow ample space for a variety of seating arrangements, creating a wonderful setting for everyday living or entertaining guests.



M&B



1 Rigbys Court

Norwich

To the rear of the property, the kitchen is thoughtfully arranged with a selection of fitted wall and base units complemented by contrasting work surfaces. There is space for essential appliances alongside integrated cooking facilities, and a window overlooking the courtyard brings natural light into the room. A door provides direct access outside, creating a pleasant connection between the internal accommodation and outdoor space.

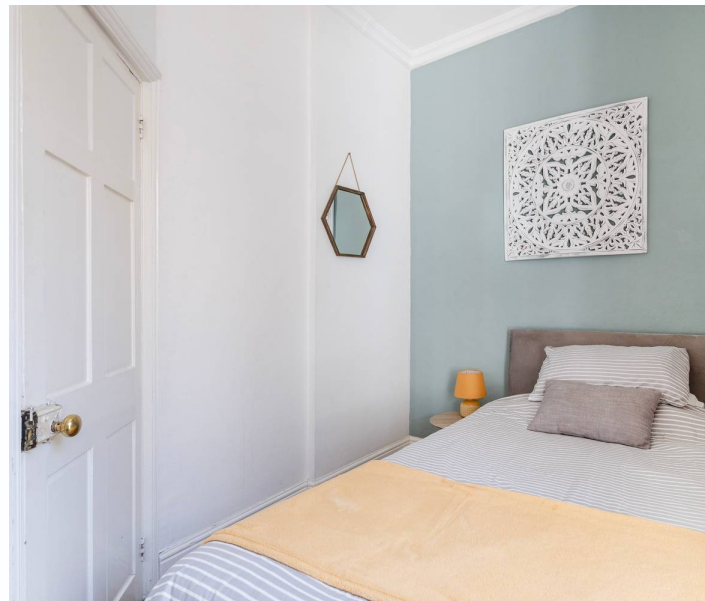
One of the property's most versatile features can be found on the lower level, where an additional reception room provides flexible accommodation to suit a variety of lifestyles. Currently used as a second living space, this room could equally serve as a third bedroom, home office, hobby room or occasional guest accommodation, depending on individual requirements.

The first floor hosts two bedrooms, including a comfortable double bedroom to the front aspect and a further bedroom overlooking the rear. These are served by a contemporary bathroom fitted with a bath, rainfall-style shower, wash basin and WC, providing practical and stylish facilities for everyday living.

Outside, residents can enjoy access to a communal courtyard garden positioned to the rear of the property. It is important to note that this space is shared with neighbouring properties and is not owned solely by the property itself.

Agent's Note

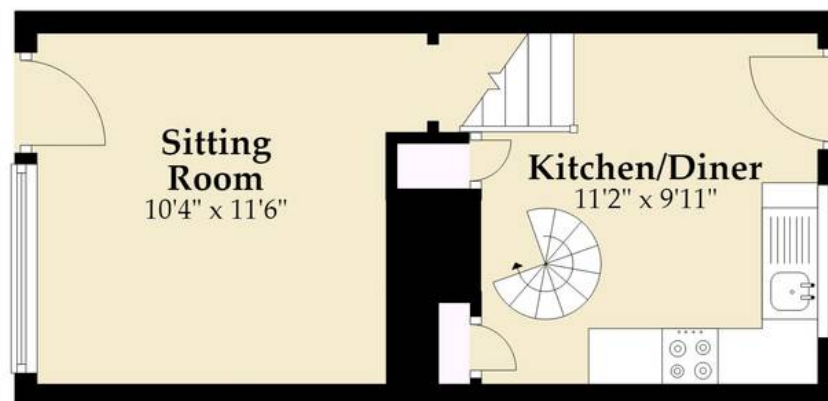
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



M&B

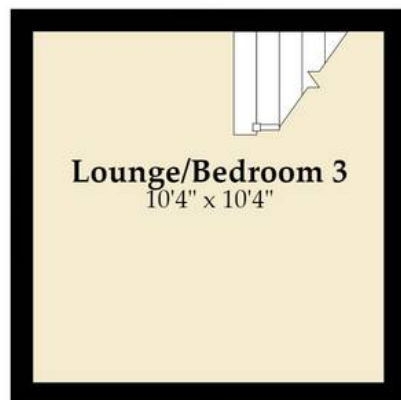
First Floor

Approx. 245.5 sq. feet



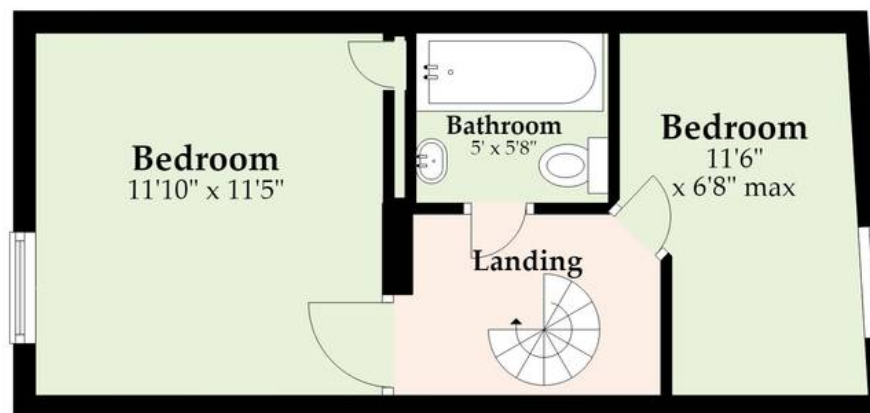
Ground Floor

Approx. 106.7 sq. feet



Second Floor

Approx. 258.0 sq. feet



Total area: approx. 610.3 sq. feet

M&B

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.

Plan produced using PlanUp.

Dreaming of this home?
Let's make it a *reality*.



Meet *Liam*
Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk