



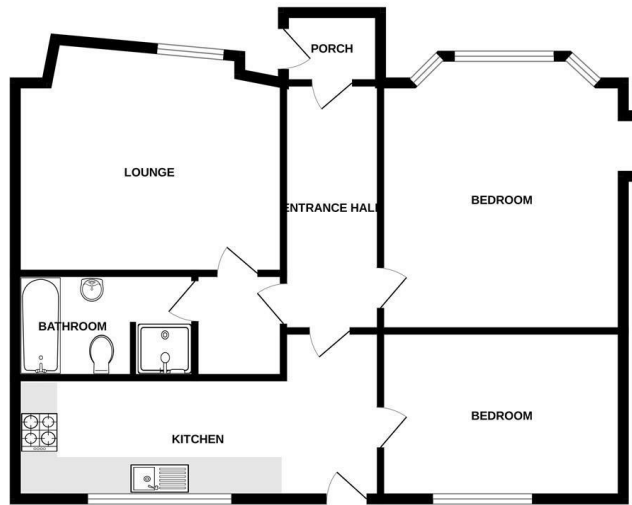
**35 Unthank Road | | Norwich | NR2 2PB**

**Offers In Excess Of £190,000**

**\*\*PRIME GOLDEN TRIANGLE LOCATION WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, LOWER GROUND FLOOR FLAT situated in the heart of the highly requested Golden Triangle area of Norwich. Accommodation comprising entrance hall, lounge, kitchen, TWO BEDROOMS and a bathroom. Outside there is on street permit parking available. The flat benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.



## LOWER GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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 herein are not intended and no guarantee is given for their operation or condition and for their use. Made with Metropac C3200.

### Location

The golden-triangle is broadly a wedge-shaped area between Earlham and Newmarket Road and is considered one of the most sought-after areas in Norwich offering a great selection of amenities to include schooling, shops, cafes, restaurants and pubs. You are close by to the centre of Norwich with ease of access to Norwich train station, A47 southern bypass, A11 and the Norfolk & Norwich University Hospital and University of East Anglia.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge, kitchen, bedroom and bathroom.

#### Lounge 13'9" x 11'3"

Two double glazed windows, radiator.

#### Kitchen 18'9" x 7'11"

Fitted wall and base units with worktops over, sink and drainer, gas hob, fitted oven, space for fridge/freezer and washing machine, double glazed window.

#### Bathroom 8'11" x 6'0"

Panelled bath, shower cubicle, low level WC, hand wash basin, radiator.

#### Bedroom One 13'6" x 13'1"

Three double glazed windows, radiator.

#### Bedroom Two 12'5" x 8'8"

Double glazed window, radiator.

### Local Authority

Norwich City Council, Tax Band A.


### Tenure

Leasehold- Term 125 years from 24 June 1986. Please note service/maintenance charges are £100 per month. For further information, please contact the office.

### Utilities

Ultrafast full fibre broadband available.  
Mains water and electric.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Local Authority**

Norwich City Council, Tax Band A

**Tenure**

Leasehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.