

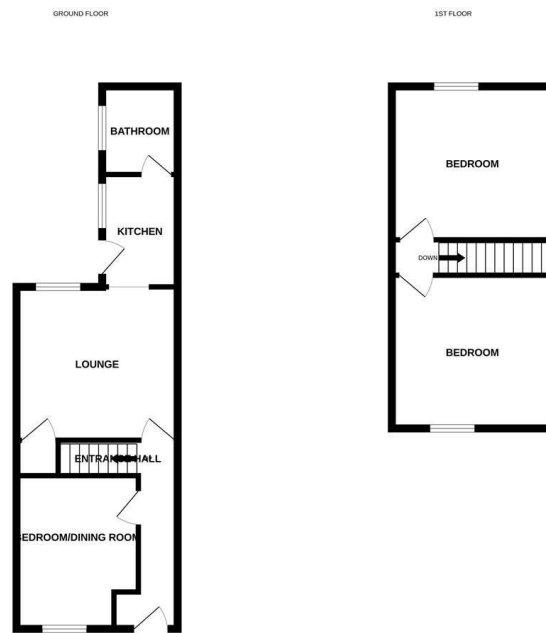


51 Pembroke Road | | Norwich | NR2 3HD

Guide Price £210,000

GUIDE PRICE: £210,000 - £220,000 ****GOLDEN TRIANGLE TERRACE WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this HALL ENTRANCE, 2/3 BEDROOM, MID TERRACE HOUSE situated in the highly requested Golden Triangle area of Norwich. Accommodation comprising entrance hall, lounge, kitchen, bathroom and bedroom to the ground floor. On the first floor there are two bedrooms off landing. Outside there is a small low maintenance front garden and a bisected rear garden. The house 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.





While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, ceiling, walls and any other parts are approximate and not responsible to suit for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee as to their availability or condition can be given.
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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, bedroom and stairs to first floor.

Bedroom Three/Dining Room 11'4" x 9'0"

Double glazed window, radiator.

Lounge 11'10" x 11'4"

Double glazed window, radiator.

Kitchen 8'3" x 5'6"

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

Bathroom 6'5" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'11" x 11'3"

Double glazed window, radiator.

Bedroom Two 11'10" x 11'3"

Double glazed window, radiator.

Outside Front

Low maintenance garden with path to front door.

Outside Rear

Lawned garden, patio seating area, timber shed, enclosed by fencing and walling.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold


Utilities

Ultrafast full fibre broadband available.

Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	66	
(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	

Local Authority

Norwich City Council, Tax Band B

Tenure

Freehold

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.

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