



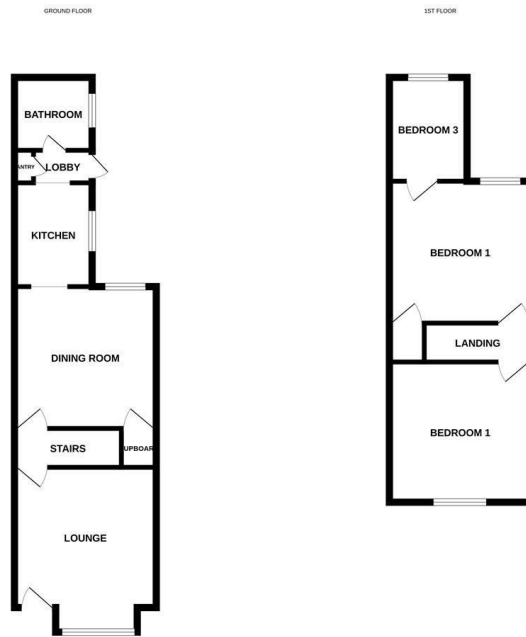
46 Lincoln Street | | Norwich | NR2 3LA

Guide Price £250,000

**** GUIDE PRICE: £250,000 TO £260,000 - GOLDEN TRIANGLE TERRACE ****

Gilson Bailey are delighted to offer this BAY FRONTED THREE BEDROOM, MID TERRACE HOUSE situated on the highly sought after LINCOLN STREET area of Norwich. Accommodation comprising BAY FRONTED lounge, dining room, kitchen, lobby and bathroom to the ground floor. On the first floor there are TWO BEDROOMS OFF LANDING with bedroom THREE off BEDROOM TWO. Outside there is a low maintenance front garden and a NON-BISECTED REAR GARDEN with rear gate access. The house benefits from gas central heating but is in NEED OF UPDATING. Internal photos to follow.





While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any mis-precision or mis-statement. This plan is for descriptive purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee as to their condition or efficiency 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

Door to

Lounge 11'8" x 11'1"

Window, radiator, door to

Inner Lobby

Stairs to first floor, door to

Dining Room 11'10" x 11'8"

Window, radiator, understairs storage cupboard, opening to

Kitchen 6'4" x 8'5"

Window, wall and base units, single sink, space for cooker, space for washing machine and fridge freezer, opening to

Lobby

Door to side, door to pantry, Door to

Bathroom

Bath with mixer shower over, low level WC, hand wash basin, radiator, window.

First Floor Landing

Doors to Bedrooms One and Two.

Bedroom One 11'8" x 11'1"

Window, radiator, over stairs cupboard.

Bedroom Two 11'8" x 11'10"

Window, radiator, door to

Bedroom Three 6'4" x 8'5"

Window, radiator

Outside Front

Low maintenance garden enclosed by walling with path to front door.

Outside Rear

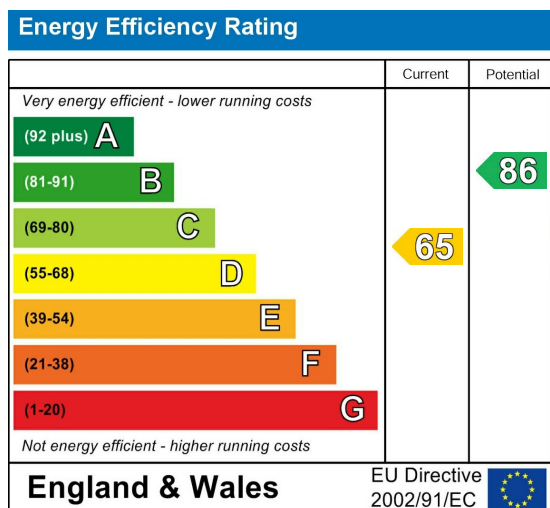
Non bisected courtyard garden.

Tenure

Freehold

Local Authority

Norwich City Council - Tax Band B



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