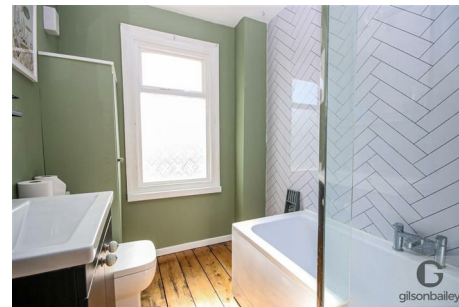




29 Highland Road | | Norwich | NR2 3NN

Guide Price £250,000

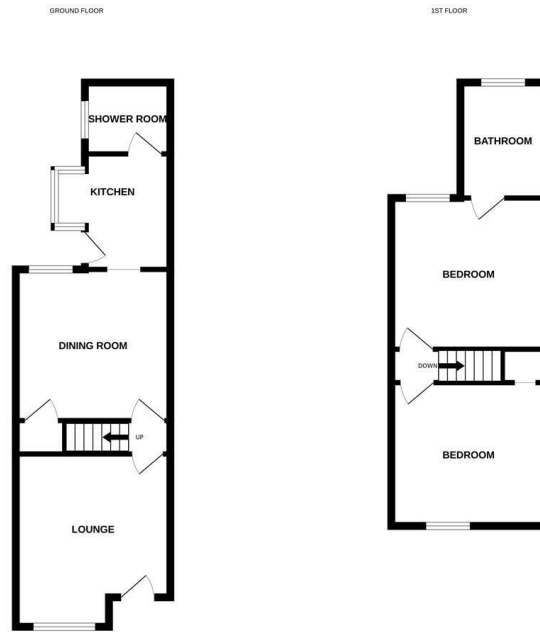
**** GUIDE PRICE £250,000 - £260,000 NO ONWARD CHAIN BAY FRONTED TERRACE ON A TREE-LINED ROAD IN THE GOLDEN TRIANGLE**** Gilson Bailey are delighted to offer this attractive two-bedroom, bay-fronted mid-terrace home, ideally situated in the heart of the ever-desirable Golden Triangle area of Norwich. Full of character and potential, the property offers well-proportioned accommodation with a welcoming lounge, separate dining room, fitted kitchen with a charming bay window, and a ground floor modern shower room. Upstairs, there are two bedrooms off the landing, with the principal bedroom further enhanced by its own en-suite bathroom – a rare and highly sought-after feature in this style of property.

Outside, the home enjoys a low-maintenance front garden and a bisected rear garden, providing outdoor space for relaxing or entertaining. Additional benefits include gas central heating (boiler fitted in 2025), double glazing and the significant advantage of being offered with no onward chain, making for a smooth and straightforward purchase.

Perfectly placed within the Golden Triangle, the property offers easy access to a wide array of independent shops, cafés, pubs and restaurants, while also being within walking distance of Norwich city centre, public transport links and green spaces. An excellent opportunity for first-time buyers or buy-to-let investors alike, early viewing is highly recommended to appreciate the potential and charm of this delightful home.



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While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of walls, windows, doors and any other items are approximate and not responsible for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not tested and no guarantee as to their condition or efficiency can be given. Made with Floorplans 10.025

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:

Lounge 12'11" x 11'7"

Double glazed window, radiator, wooden flooring.

Dining Room 11'7" x 11'2"

Window to rear, radiator, storage cupboard.

Kitchen 8'7" x 8'7"

Fitted wall and base units with worktops over, sink and drainer, space for cooker and fridge/freezer, double glazed bay window, door to side.

Shower Room 6'0" x 5'11"

Shower cubicle, low level WC, hand wash basin, space for washing machine, radiator, frosted double glazed window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'7" x 11'4"

Double glazed window, radiator, storage cupboard.

Bedroom Two 11'6" x 11'2"

Double glazed window, radiator.

Bathroom 8'7" x 5'10"

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

Outside Front

Low maintenance garden with path to front door.

Outside Rear

Bisected paved and shingled garden, timber shed, enclosed by walling.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold

Utilities

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		
(69-80) C		
(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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