



Cambridge Street, Norwich NR2 2BD

welcome to

Cambridge Street, Norwich

A charming terrace home in the heart of Norwich's sought-after Golden Triangle, offering two reception rooms, a fitted kitchen, ground-floor bathroom, two first-floor bedrooms and an en suite shower room. The property is offered with no onward chain, making it an ideal first-time buy or investment!



Lounge

UPVC glazed door to front aspect, double glazed window to front aspect, radiator, door to dining room.

Dining Room

Double glazed window to rear aspect, radiator, stairs to first floor accommodation, door to kitchen.

Kitchen

Double glazed window to side aspect, fitted kitchen with a range of wall and base units, work surfaces over, inset stainless steel sink and drainer, freestanding cooker, UPVC door to side aspect leading to garden, door to bathroom,

Bathroom

Double glazed window to rear aspect, suite comprising bath with mixer tap and shower attachment over, low level wc, pedestal sink, fully tiled walls and flooring, heated towel rail.

Landing

Stairs leading from dining room to first floor landing, doors to both bedrooms.

Bedroom One

Double glazed window to front aspect, radiator.

Bedroom Two

Double glazed window to rear aspect, radiator, door to en suite.

En Suite Shower Room

Double glazed window to rear aspect, modern suite comprising walk in shower cubicle, low level wc, pedestal sink, fully tiled walls and flooring, heated towel rail.

External

The property is approached via a gated pathway leading to the front door. To the rear there is a low maintenance garden that offers a south east facing aspect..



view this property online williamhbrown.co.uk/Property/UNR106664



welcome to

Cambridge Street, Norwich

- Victorian mid-terrace home in highly sought-after Golden Triangle location
- No onward creating a smooth transaction
- Lounge and separate dining room creating multi functional living areas
- Fitted kitchen with access to rear garden
- Ground-floor bathroom

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers in excess of

£210,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/UNR106664](https://www.williamhbrown.co.uk/Property/UNR106664)



Property Ref:
UNR106664 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 667077



Unthankroad@williamhbrown.co.uk



161 Unthank Road, Norwich, Norfolk, NR2 2PG



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)