



131 Cambridge Street | | Norwich | NR2 2BD

£240,000

****GOLDEN TRIANGLE END TERRACE WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this three-bedroom end-terrace house, ideally positioned in the highly sought-after Golden Triangle area of Norwich. The property offers a lounge, dining room, kitchen and bathroom on the ground floor, while upstairs provides two bedrooms off landing with a third bedroom accessed through bedroom two. Outside, there is a low-maintenance front garden, a rear courtyard garden and the added benefit of an en-bloc garage. With gas central heating, double glazing and the advantage of no onward chain, this home presents an excellent opportunity for first-time buyers or buy-to-let investors alike – early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of actual dimensions, levels and any other items are approximate and not responsibility to us for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such to any prospective purchaser. The services, systems and appliances shown here are not intended and no guarantee as to their operation or efficiency can be given. Made with Metaphor 12/05

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 11'7" x 11'0"

Double glazed window, radiator.

Dining Room 11'7" x 8'11"

Double glazed window, radiator, storage cupboard.

Kitchen 8'9" x 6'6"

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

Bathroom 6'10" x 6'2"

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 11'7" x 11'0"

Double glazed window, radiator, storage cupboard.

Bedroom Two 11'7" x 8'10"

Double glazed window, radiator.

Bedroom Three 8'6" x 6'8"

Double glazed window, radiator.

Outside Front

Low maintenance garden with path to front door and an en-bloc garage.

Outside Rear

Bisected courtyard garden.

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		82
(69-80) C		
(55-68) D		
(39-54) E	52	
(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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