



107 Highland Road | | Norwich | NR2 3NW

**Guide Price £270,000**

**\*\*GUIDE PRICE £270,000 - £280,000 BAY FRONTED TERRACE ON A TREE-LINED ROAD IN THE GOLDEN TRIANGLE\*\*** Gilson Bailey are delighted to offer this charming bay-fronted two-bedroom mid-terrace home situated in the heart of Norwich's highly sought-after Golden Triangle. Beautifully presented throughout, the property offers a warm and inviting layout featuring a bright lounge with bay window, a spacious dining room perfect for entertaining, a well-appointed kitchen, lean-to and a shower room to the ground floor. Upstairs, two generous bedrooms are accessed off the landing, with one further benefiting from a stylish contemporary bathroom. Outside, the home enjoys a low-maintenance front garden and a good-sized Non-Bisected rear garden designed for easy upkeep and outdoor relaxation. With the added advantages of double glazing, gas central heating (new boiler fitted 2025) and no onward chain, this attractive home presents a fantastic opportunity for first-time buyers or buy-to-let investors looking to secure a property in one of Norwich's most desirable and vibrant locations.





While every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, sections, areas and any other items are approximate and not guaranteed to match any other information or measurement. 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 to be guaranteed as to their condition or efficiency unless given. Made with Metaphor CO2025

### 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 13'6" x 12'6"

Double glazed window, radiator.

#### Dining Room 12'7" x 11'10"

Double glazed window, radiator, storage cupboard.

#### Kitchen 8'11" x 7'1"

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

#### Lean To 8'10" x 4'5"

Door to garden.

#### Shower Room 6'9" x 2'5"

Shower cubicle, low level WC, heated towel rail, frosted double glazed window.

### First Floor Landing

Doors to two bedrooms.

#### Bedroom One 12'6" x 11'8"

Double glazed window, radiator, storage cupboard, cast iron fireplace.

#### Bedroom Two 12'5" x 11'10"

Double glazed window, radiator, built in wardrobes.

#### Bathroom 8'9" x 6'7"

Panelled bath, shower cubicle, 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 garden, mature plants and shrubs, enclosed by timber fencing.

### Local Authority

Norwich City Council, Tax Band B.

### Tenure

Freehold

### Utilities


Fibre to the property.

Mains gas, water and electric.

### Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.