







131 Cambridge Street I I Norwich I NR2 2BD

Offers In Excess Of £215,000

** INVESTORS ONLY ON THIS 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 buy-to-let investors — early viewing is highly recommended.

gilsonbailey

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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
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.

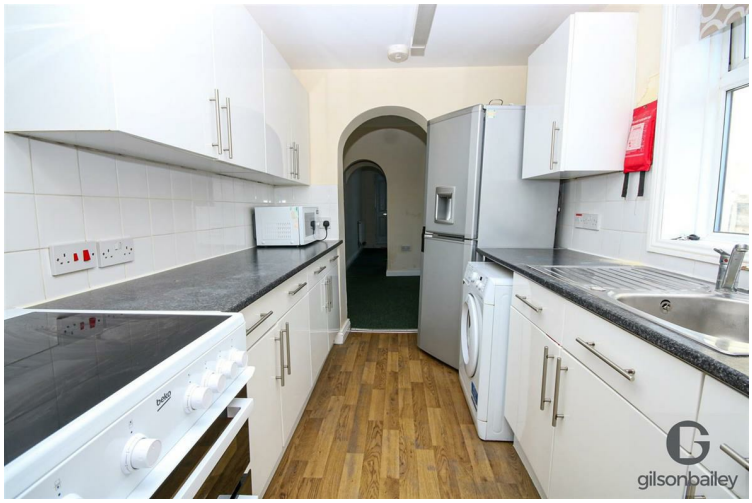
Local Authority
Norwich City Council, Tax Band B.

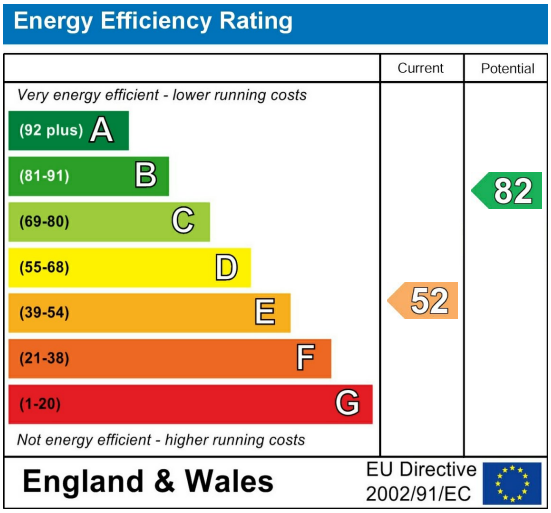
Tenure
Freehold

Utilities
Full fibre broadband available.
Mains water and electric.

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.

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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.