



117 Cambridge Street | | Norwich | NR2 2BD

Offers In Excess Of £270,000

****GOLDEN TRIANGLE TERRACE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this beautifully modernised two-bedroom mid-terrace home, ideally located in the highly sought-after Golden Triangle area of Norwich. The property offers stylish and well-presented accommodation throughout, featuring an entrance porch leading into a bright and comfortable lounge, a separate dining room perfect for entertaining, a well-appointed kitchen, and a contemporary shower room to the ground floor. Upstairs, two generous bedrooms are accessed off the landing, with the principal bedroom benefiting from a newly fitted modern bathroom. Externally, the property enjoys a low-maintenance front garden and a bisected rear garden, providing outdoor space to relax or entertain. Further benefits include double glazing, gas central heating, and the significant advantage of no onward chain. This attractive home would make an ideal first-time purchase or an excellent buy-to-let investment, and early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, walls and any other items are approximate and not responsible to them for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown here are not intended and no guarantee as to their availability or efficiency can be given.
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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:

Entrance Porch

Door to:

Lounge 12'9" x 11'10"

Double glazed window, radiator, cast iron fireplace.

Dining Room 12'9" x 9'10"

Double glazed window, radiator, storage.

Kitchen 8'0" x 7'1"

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

Shower Room 6'7" x 5'2"

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

First Floor Landing

Doors to two bedrooms.

Bedroom One 12'11" x 10'0"

Double glazed window, radiator, cast iron fireplace.

Bedroom Two 12'9" x 11'10"

Double glazed window, radiator.

Bathroom 8'5" x 6'7"

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

Outside Front

Shingled garden enclosed by walling with path to front door.

Outside Rear

Bisected paved garden enclosed by fencing.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold

Utilities

Fibre to the property.
Mains gas, water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(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.