

abbotFox

FOR SALE  
abbotFox



Golden Triangle, NR2  
*Guide Price £300,000*

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**





# THE DETAIL \_\_\_\_\_

abbotFox presents this attractive over-the-passage terraced home, offered with no chain and in the heart of the Golden Triangle.

## Accommodation

The over-the-passage design provides additional upstairs space, creating three comfortable bedrooms alongside a family bathroom accessed independently from the landing. The ground floor offers two spacious reception rooms and a kitchen. The property also benefits from a private rear garden,

## Location

York Street is perfectly positioned to enjoy everything that makes NR2 one of Norwich's most desirable areas. A short distance from the City Centre, the property benefits from easy access to an array of independent cafés, bars, restaurants and local amenities along Unthank Road. Norwich Train Station, excellent public transport links and nearby green spaces further add to the area's appeal.

## Buyers

The spacious layout and three-bedroom arrangement make this home well suited to growing families and professionals alike. The nearby schools, parks and recreational facilities create a convenient and practical setting for day-to-day living, whilst the close proximity to the city centre ensures everything needed is within easy reach.

## Our Agent's View

"York Street continues to be one of the most consistently popular roads within the Golden Triangle, thanks to its blend of character homes and convenient location. This particular property stands out with its over-the-passage layout, bathroom off landing and the added advantage of no onward chain, making it an exciting opportunity for any buyer"

Agents Note: Internal photographs and floor plans to follow.



## THE HIGHLIGHTS \_\_\_\_\_

- Guide price £300,000 - £325,000
- Over the passage terraced house
- Three bedrooms and bathroom off landing
- Two reception rooms
- Private garden
- Convenient location
- No onward chain
- Sought after location
- Ideal first time buy
- Viewing advised

*Let's talk*

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**EPC RATING - D**

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