

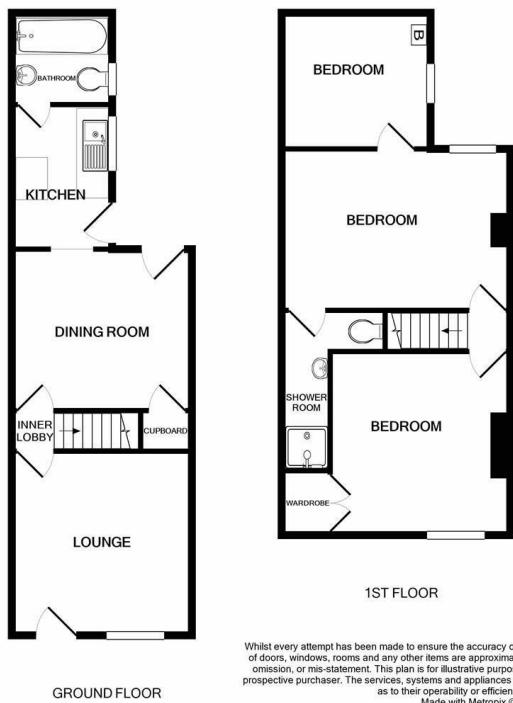


99 Connaught Road | | Norwich | NR2 3BS

Guide Price £250,000

****OVER PASSAGE TERRACE IN THE GOLDEN TRIANGLE**** Gilson Bailey are delighted to offer this well presented, three bedroom, over passage mid terrace house situated in the much sought after Golden Triangle area of Norwich with accommodation comprising lounge, dining room, kitchen and bathroom to the ground floor. On the first floor there are two bedrooms off-landing with bedroom three and an en-suite shower room off bedroom two. Outside there is a small, low maintenance, lawned front garden with a bisected, lawned rear garden with patio seating area. The house has features to include cast-iron fireplace and wooden flooring and benefits from double glazing and gas fired central heating. The property is in good condition throughout and would suit a wide array of buyers. Early internal viewing is highly recommended to appreciate the location on offer.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability 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:

Lounge 11'5" x 11'1"

Double glazed window to front, radiator, cast-iron fireplace, wooden flooring.

Dining Room 11'1" x 10'0"

Double glazed window to rear, radiator, cast-iron fireplace, storage cupboard, wooden flooring.

Kitchen 8'11" x 6'2"

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

Bathroom 5'8" x 5'6"

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

First Floor Landing

With doors to bedrooms one and two.

Bedroom One 11'5" x 11'2"

Double glazed window to front, radiator, built-in wardrobes.

Bedroom Two 14'6" x 10'0"

Double glazed window to rear, radiator.

En-Suite 9'10" x 6'3"

Shower cubicle with rainfall shower over, low level WC, hand wash basin, radiator, extractor fan.

Bedroom Three 9'8" x 8'5"

Double glazed window to side, radiator, boiler.

Outside - Front

Small lawned garden with mature plants and shrubs, enclosed by timber fencing and brick walling with path to front door.

Outside - Rear

Bisected, lawned garden with patio seating area ideal for entertaining, enclosed by timber fencing.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council

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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