



96 Caernarvon Road | Norwich | NR2 3HY

£240,000

****EXCELLENT INVESTMENT OPPORTUNITY**** Gilson Bailey are delighted to offer this three bedrooomed, Victorian, mid terrace house situated in the heart of the highly requested Golden Triangle area of Norwich with accommodation comprising, bedroom, lounge/diner and kitchen to the ground floor. On the first floor there are two double bedrooms and a bathroom off landing. Outside there is a small low maintenance front garden and a bisected rear garden. The house benefits from double glazing, gas central heating and is offered with no onward chain. The property would make a great investment opportunity and is currently achieving £1000pcm so be quick to book a viewing.

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While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for guidance only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and are therefore not guaranteed to be in working order. Made with Metrimap ©2021

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;

Bedroom 11'10" x 11'3"

Double glazed window to front, radiator.

Lounge/Diner 13'10" x 11'3"

Double glazed window to rear, two radiators.

Kitchen 16'10" x 7'10"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, space for washing machine and fridge/freezer, double glazed window to side and rear, pvc door to side, radiator, stairs to first floor.

First Floor Landing

Airing cupboard housing gas boiler and doors to all rooms.

Bedroom One 11'4" x 11'4"

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

Bedroom Two 14'5" x 8'3"

Double glazed window to rear, radiator.

Bathroom 10'2" x 7'10"

Double glazed window to rear, three piece suite comprising panelled bath with shower over, hand wash basin and low level WC, extractor fan, heated towel rail.

Front Garden

Low level brick walling encloses a small front garden with path to front door.

Rear Garden

A bisected garden with courtyard leading to patio and lawn with shrub and flower borders, all 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	61	84
(39-54) E		
(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, 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.

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