

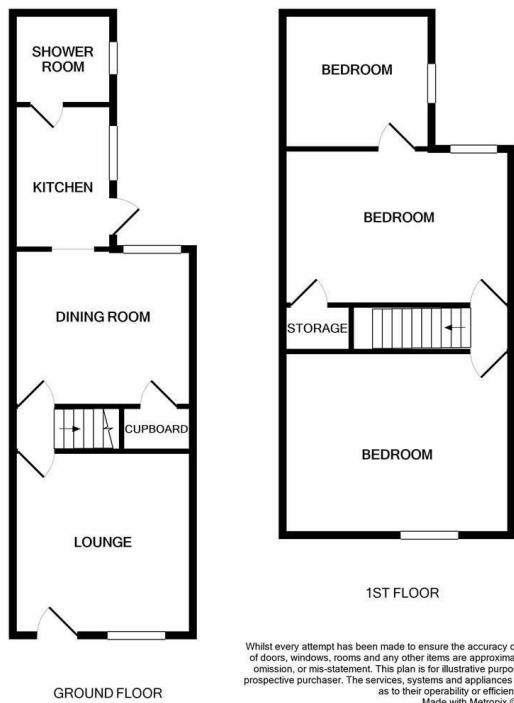


79 Connaught Road | | Norwich | NR2 3BS

Offers In Excess Of £220,000

****PLENTY OF POTENTIAL IN THE GOLDEN TRIANGLE**** Offered with no onward chain, Gilson Bailey are delighted to offer this three bedroom over-passage, mid terrace house situated in the highly requested Golden Triangle area of Norwich with accommodation comprising lounge, dining room, kitchen and shower room to the ground floor. On the first floor there are two bedrooms off-landing with bedroom three off bedroom two. Outside to the front there is a low maintenance front garden with artificial grass, plants and shrubs and to the rear there is a bisected garden. The house benefits from double glazing, gas fired central heating but is in need of modernisation throughout. The property would make a great project so be quick to book a viewing to appreciate the potential on offer.





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 12'0" x 11'2"

Double glazed window to front, radiator.

Dining Room 11'7" x 9'5"

Double glazed window to rear, radiator, storage cupboard.

Kitchen 8'7" x 6'2"

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

Shower Room 5'11" x 5'8"

Walk-in shower, low level WC, hand wash basin, radiator, frosted double glazed window to side.

First Floor Landing

With doors to bedrooms one and two.

Bedroom One 14'8" x 12'0"

Double glazed window to front, radiator.

Bedroom Two 15'0" x 9'5"

Double glazed window to rear, radiator, storage cupboard.

Bedroom Three 9'6" x 8'8"

Double glazed window to side, radiator, boiler.

Outside - Front

Small, low maintenance garden with artificial grass, mature plants and shrubs, path to front door.

Outside - Rear

Bisected garden with lawn, mature plants and shrubs, timber shed, 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 | 59 | |
| (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

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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