



**97 Connaught Road | | Norwich | NR2 3BS**

**£275,000**

**\*\*SUPERB TERRACE ON A TREE LINED ROAD IN THE GOLDEN TRIANGLE\*\***

Gilson Bailey are delighted to offer this well presented, two bedroom, mid terrace house located in the highly sought after Golden Triangle area of Norwich. Accommodation comprising lounge, dining room, kitchen and bathroom to the ground floor. On the first floor there are two bedrooms off landing with bedroom two having newly fitted en-suite shower room. Outside there is a low maintenance front garden and a landscaped bisected rear garden. The house benefits from some double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The layout, contents and appearance shown here are not intended and no guarantee is given to their accuracy or efficiency can be given. Made with Metaphor 02022

## 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 11'6" x 11'1"

Sash window, cast iron fireplace with wooden surround, wooden flooring, radiator.

### Dining Room 11'1" x 10'11"

Door leading to garden, cast iron fireplace with wooden surround, wooden flooring, under stairs cupboard, radiator.

### Kitchen 8'9" x 5'10"

Fitted wall and base units with worktops over, sink and drainer, four ring electric hob, fitted oven, space for fridge/freezer and washing machine, double glazed window

### Bathroom 7'2" x 5'4"

Panelled bath with shower over, low level WC, hand wash basin, frosted window, radiator, boiler.

## First Floor Landing

Doors to two bedrooms.

### Bedroom One 11'5" x 11'0"

Sash window, radiator.

### Bedroom Two 11'1" x 10'2"

Single glazed window, radiator, storage cupboard.

### En-Suite 8'6" x 6'0"

Walk in shower cubicle, low level WC, hand wash basin, heated towel rail, double glazed window.

## Outside Front

Small lawned garden with path to front door and bin store.

## Outside Rear

Bisected garden, timber decking, lawned area, timber shed, enclosed by timber fencing.

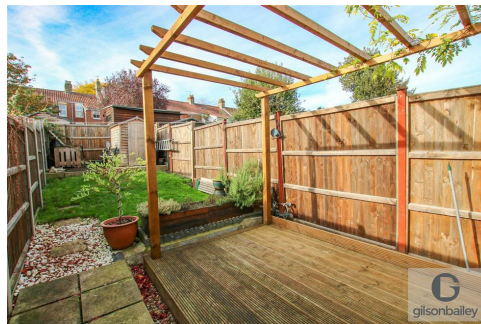
## Local Authority

Norwich City Council, Tax Band B


## Tenure

Freehold





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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