

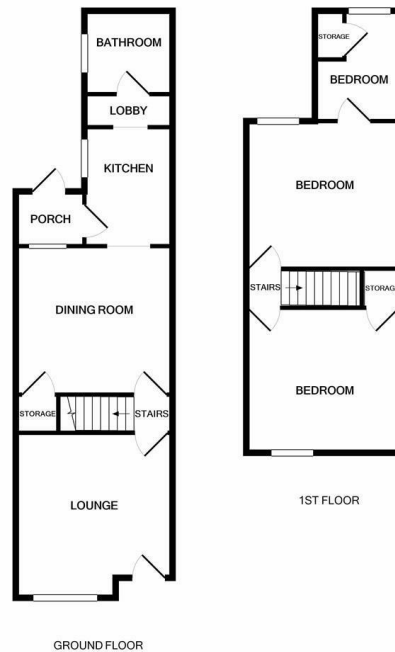


57 Highland Road | | Norwich | NR2 3NN

£250,000

****TREE LINED ROAD IN THE GOLDEN TRIANGLE**** Offered with no onward chain, Gilson Bailey are delighted to offer this bay fronted, three bedroom, mid terrace house located within the highly requested Golden Triangle area to the west 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 off bedroom two. Outside to the front there is a low maintenance front garden and a non-bisected, shingled garden to the rear with patio seating area. The house benefits from original sash windows, gas fired central heating with a new boiler fitted in September 2020 and would make a great first time purchase or buy-to-let investment. Early internal viewing is highly recommended to appreciate the location 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.
Made with Metropix 62021

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 13'1" x 11'5"

Sash window to front, radiator, gas fireplace.

Dining Room 11'6" x 11'2"

Sash window to rear, radiator, under stairs storage cupboard, gas fire.

Kitchen 8'8" x 5'10"

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

Bathroom 6'5" x 5'11"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted single glazed window to side.

First Floor Landing

With doors to bedrooms one and two.

Bedroom One 11'5" x 11'2"

Sash window to front, radiator, storage cupboard.

Bedroom Two 11'6" x 11'2"

Sash window to rear, radiator.

Bedroom Three 8'7" x 5'11"

Sash window to rear, radiator, storage cupboard housing boiler.


Outside - Front

Small, low maintenance garden with mature plants and shrubs, enclosed by brick walling and timber fencing.

Outside - Rear

Non-bisected, shingled garden with mature plants and shrubs, enclosed by timber fencing.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.