



142 Rupert Street | Norwich | NR2 2AX

£239,950

****GOLDEN TRIANGLE TERRACE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this grey brick, three bedroom, mid terrace house located in the highly sought after Golden Triangle area of Norwich. Accommodation comprising lounge, dining room, kitchen, lean to and bathroom to the ground floor. On the first floor there are two bedrooms off landing with bedroom three off bedroom two. Outside there is a small low maintenance front garden and a bisected rear garden. The house benefits from gas heating and no onward chain but is in need of some modernisation. The property would make a great first time purchase so be quick to book a viewing.





Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors. Dimensions are approximate. This floorplan is for guidance only and should not be used as fact by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. No guarantee is given as to the accuracy of the floorplan. Made with Memphis ©2022

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 11'11" x 11'0"

Sash window, radiator.

Dining Room 11'11" x 9'4"

Single glazed window, radiator, storage cupboard.

Kitchen 8'0" x 6'0"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, fitted oven, single glazed window.

Lean to 7'8" x 5'1"

Bathroom 5'8" x 5'6"

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

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'11" x 11'0"

Sash window, radiator, storage cupboard.

Bedroom Two 9'5" x 9'5"

Sash window, radiator.

Bedroom Three 7'11" x 5'11"

Sash window, radiator, boiler.

Outside Front

Small low maintenance garden enclosed by brick walling.

Outside Rear

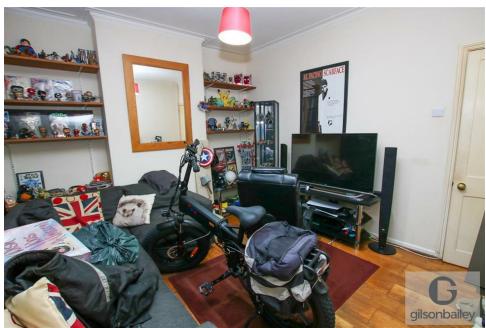
Bisected paved garden enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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