
abbotFox
781

Golden Triangle, NR2
Guide Price £475,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie I **Branch Partner**











THE DETAIL___

GUIDE PRICE £475,000 - £500,000

abbotFox presents this exceptional terraced house, set in the heart of the Golden Triangle.

Accommodation
Set over four floors, this home has been remodelled to create an exceptional residence that has a well documented history as a successful HMO. The ground floor, offers an inviting entrance hall that leads to two bedrooms and a family bathroom. The lower level offers independent access from the front, a bedroom, shower room and a generous kitchen diner family room. The first floor offers two further bedrooms and an additional bathroom, with the top floor comprising a final en-suite bedroom.

Location
The Golden Triangle is a sought after location within Norwich, and offers a wealth of amenities on the doorstep including, shops, schools, parks, cafe's, bars and restaurants. Norwich City Centre is also within easy reach and excellent transport links operate towards the University and Hospital.

Buyers
With a well documented history as a successful rental, this property would make an excellent addition to any buyers portfolio, with strong rental returns possible. The location would also suit a professional family, and with minimal changes, this could be returned to a wonderful family home.

Our Agents View
"The space on offer with this property has to be seen to be believed. The location is wonderful for any buyer looking to enjoy the lifestyle the Golden Triangle offers. An internal viewing comes highly recommended."



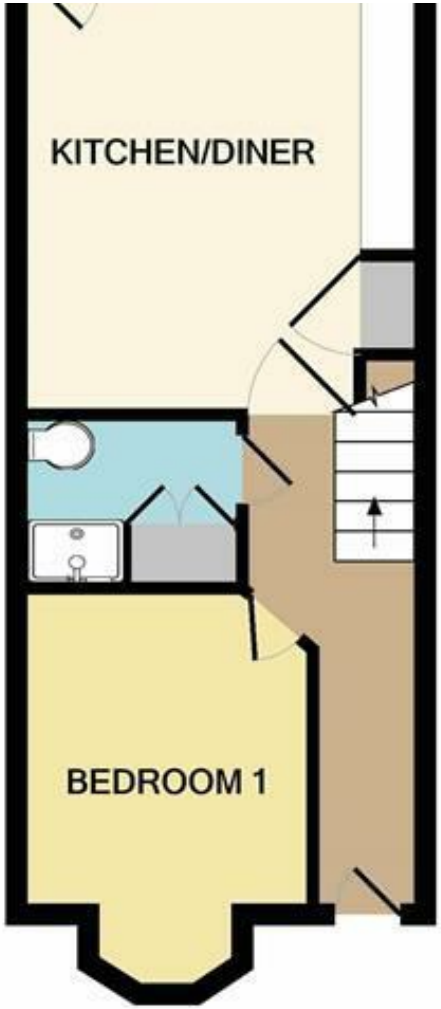




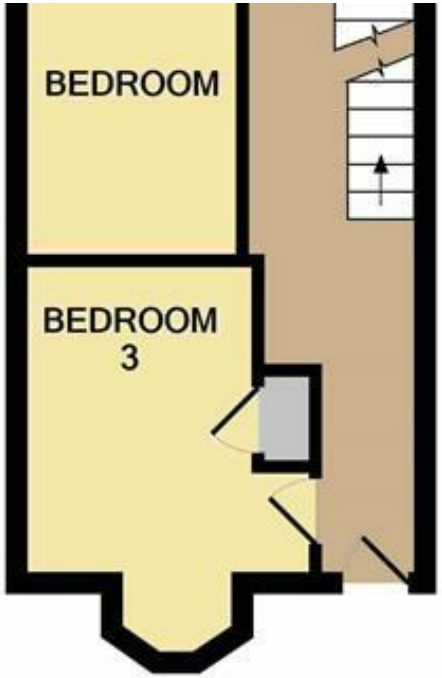


THE HIGHLIGHTS___

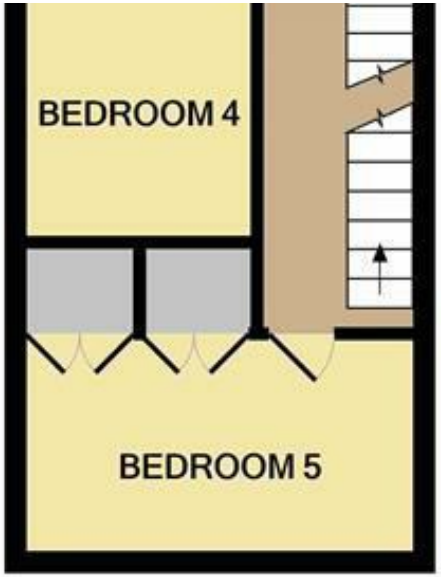
- GUIDE PRICE £475,000 - £500,000
- Prime Golden Triangle location
- Excellent investment opportunity
- Generous accommodation
- Six double bedrooms over four floors
- Viewing advised



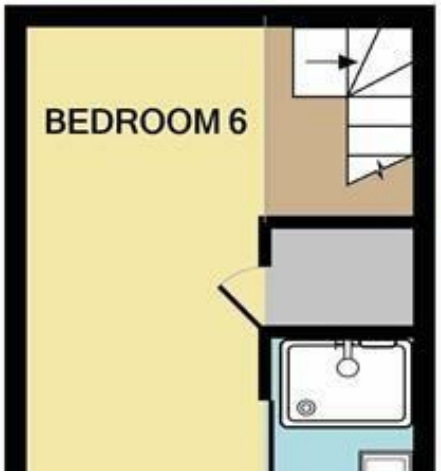
BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



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

Let's talk
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EPC RATING -

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