



Top Flat, 1A Winter Road, Norwich

Guide Price £140,000

Top Flat

1A Winter Road, Norwich

Sitting in the popular area known as the Golden Triangle, this first-floor flat presents a unique investment opportunity for discerning buyers. Boasting a prime position within this sought-after location, the property offers a convenient and desirable setting close to an array of local amenities and natural surroundings. Its accommodation consists of a sitting room, kitchen, double bedroom and bathroom.

LOCATION

The Golden Triangle in Norwich is a vibrant residential area known for its diverse amenities and distinctive character. Bordered by Earlham Road, Newmarket Road, and Unthank Road, this area features tree-lined avenues and Victorian and Edwardian terrace houses. Residents enjoy independent shops, cafes, and restaurants along Unthank Road, as well as proximity to parks like Heigham Park. The Golden Triangle's central location makes it convenient for accessing the city centre, the University of East Anglia (UEA), and the Norfolk and Norwich University Hospital. With its unique blend of historic architecture and a friendly community, the Golden Triangle is a sought-after and lively area in Norwich.

AGENTS NOTES

We understand that this property is freehold. Connected to mains electricity, gas, water and drainage.

Heating system - Gas

Council Tax Band: A





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Upon entering you are greeted by an entrance hall. The sitting room is where you can showcase your comfortable furniture or dining set-up. It is filled with natural light, with an inviting ambiance that is sure to appeal to those seeking a welcoming living space. The kitchen is well-equipped with fitted units and appliances to be able to cook your favorite meals. Offering plenty of storage space and under-counter areas for your laundry essentials.

This property benefits from a double bedroom, designed to offer you relaxation and privacy. The bathroom comprises of a three piece suite, accommodating all family members and guests.

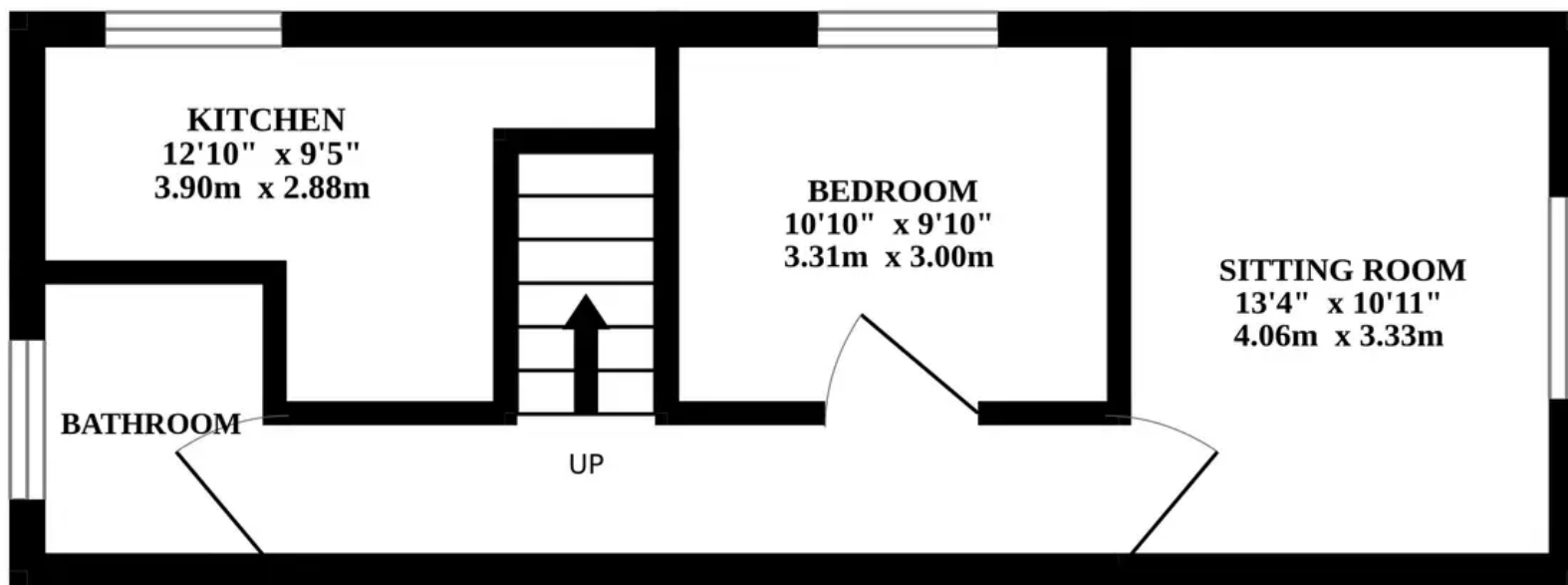
In summary, this flat offers comfortable and functional living spaces that are complemented by the nearby amenities and natural surroundings. Don't miss the chance to make this property your own!

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



- INVESTMENT OPPORTUNITY
- FIRST FLOOR FLAT
- SITTING WITHIN THE GOLDEN TRIANGLE
- COSY SITTING ROOM
- DOUBLE BEDROOM
- FITTED KITCHEN
- THREE PIECE SUITE BATHROOM
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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