



9 Nile Street, Norwich

£200,000 Freehold

Guide Price £200,000-£220,000. Located in the sought-after Golden Triangle area, this beautifully presented 2-bedroom mid-terraced house presents a prime opportunity for first-time buyers or local investors. Only a few minutes from the city centre, this home offers a bright and spacious place to call home with a mature private garden, rarely found in a city terrace. Motivated vendors.

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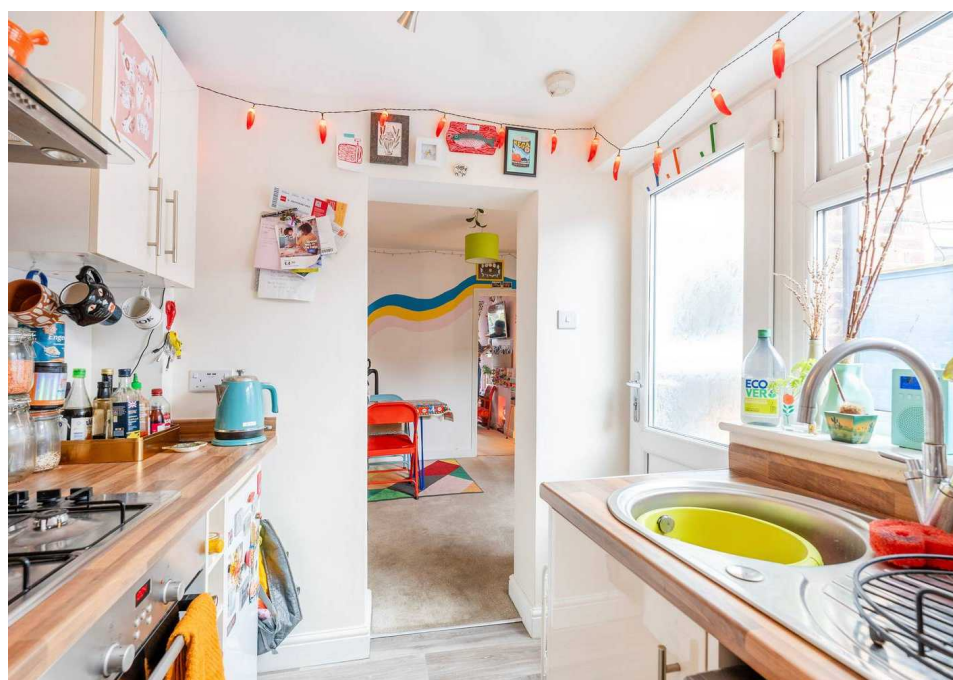
The Golden Triangle in Norwich is a popular, vibrant area located to the southwest of the city center, known for its charming Victorian terraced houses and tree-lined streets. Bounded by Earlham Road, Newmarket Road, and Unthank Road, the area is loved for its community feel, lively atmosphere, and proximity to both the University of East Anglia and the city center. The Golden Triangle offers a variety of independent cafes, pubs, and shops, making it a hub for students, young professionals, and families alike. Its eclectic character, green spaces, and friendly neighborhood vibe make it



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THE PROPERTY

The ground floor offers two sizeable reception rooms for the new owners to set up how they wish. The second reception room then flows through to the kitchen and further on to a shower room with walk-in shower. Upstairs you will then find two generously sized bedrooms, providing ample space for residents to retreat and unwind.

Adding to the allure, the property also offers a private and mature garden full of colour with a delightful seating area. Off-road parking is available.

Situated within walking distance to the city centre, this home offers easy access to a plethora of amenities, including shopping centers, restaurants, and entertainment options. The coveted Golden Triangle location further adds to the allure of this property, making it an ideal choice for those seeking a dynamic urban lifestyle.

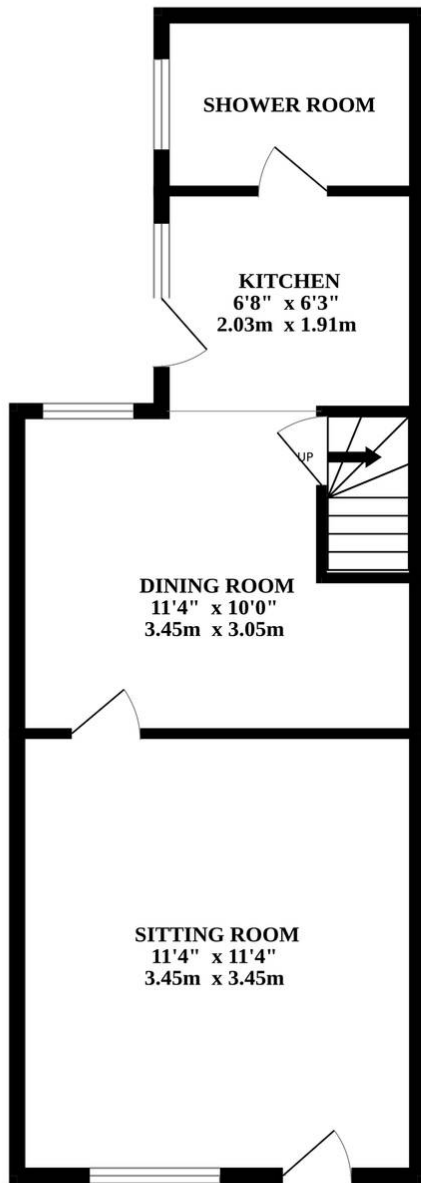
AGENTS NOTE

We understand the property will be sold freehold, connected to all mains services with gas central heating.

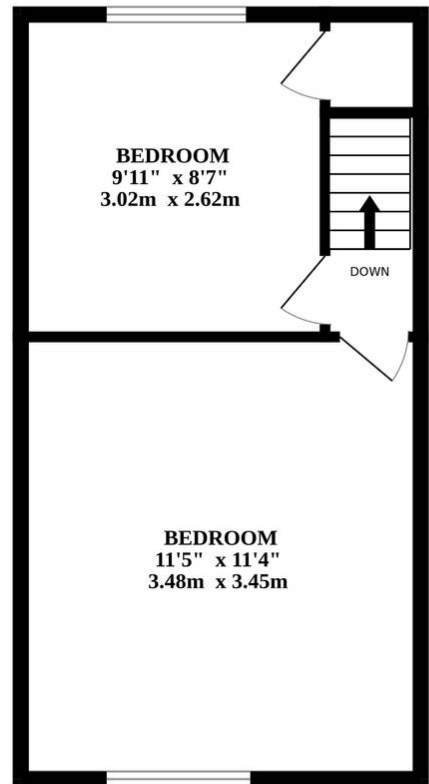
Council Tax band: A



GROUND FLOOR



1ST FLOOR



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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