



Tempting Terrace!

Cambridge Street | Norwich | NR2 2BD

Guide Price £210,000 - £220,000

This delightful mid-terrace house in the popular Golden Triangle area of Norwich offers a lovely range of accommodation including two double bedrooms, lovely lounge, dining room, kitchen, family bathroom and front & rear gardens.



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Accommodation Comprises....



Lounge 12'3 x 11' (3.73m x 3.35m)

Sash window to front aspect, wooden floor, feature working fireplace, radiator, door to;

Dining Room 12'3 x 10'2 (3.73m x 3.09m)

Sealed unit double glazed door to rear aspect, wooden floor, storage cupboard, stairs to first floor, radiator, door to;



Kitchen 6'11 x 8'5 (2.10m x 2.56m)

Sealed unit double glazed window to side aspect, laminate flooring, a range of base and drawer units, integrated gas hob, electric oven space for washing machine and compact fridge freezer, wall mounted boiler, sink and drainer, worktops, door to;

Family Bathroom 6'11 x 5'7 (2.10m x 1.70m)

Sealed unit double glazed window to rear aspect, tiled floor, radiator, three piece white suite comprising of low level we, pedestal wash basin, bath with shower over.



First Floor Landing

Doors to;

Bedroom One 12'3 x 11' (3.73m x 3.35m)

Sash Windows to front aspect, wooden floor, built in wardrobe, radiator.



Bedroom Two 9'7 x 10'2 (2.92m x 3.09m)

Sealed unit double glazed window to rear aspect, carpet, radiator, built in wardrobe.

Outside

Front Garden

Herb garden and path to front door,

Rear Garden

Bisected, shingle garden with mature plant borders and garden shed.

Directions

Leaving Norwich via Unthank Road, take the 5th turning left into Cambridge Street, where the property will be found.

Location

The property situated on the edge of the city centre. Norwich City centre is close by with its vibrant business and arts community and also the regional shopping centre. The prominent market stands in the centre of the city, nearly in

the shadow of the castle, and nearby is the library which is in the Forum. Norwich Cathedral is situated in The Close on the edge of the river and there is a wide variety of bars, restaurants and leisure pursuits available within the city and a number of schools in both the state and private sector.





1ST FLOOR
APPROX. FLOOR
AREA 254 SQ.FT.
(23.6 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 356 SQ.FT.
(33.0 SQ.M.)

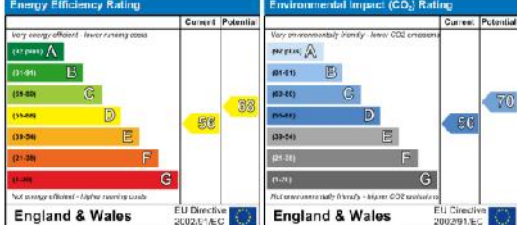
TOTAL APPROX. FLOOR AREA 609 SQ.FT. (56.6 SQ.M.)

Energy Performance Certificate

Cambridge Street
NORWICH
NR2 2DD

Dwelling type: Mid terrace house
Date of assessment: 04 June 2010
Date of certificate: 04 June 2010
Reference number: 0472-2864-2462-9500-3541
Type of assessment: RAGAP, existing dwelling
Total floor area: 58 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



England & Wales
EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	334 kWh/m ² per year	290 kWh/m ² per year
Carbon dioxide emissions	3.4 tonnes per year	2.3 tonnes per year
Lighting	£43 per year	£29 per year
Heating	£593 per year	£457 per year
Hot water	£117 per year	£63 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been based on standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes. Consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figure does not include the impacts of the ways used for cooking or running appliances, such as i.v. fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommendations below.

Remember to think about the energy saving recommendations below when buying or renting a property. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2016

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