

HADLEY TAYLOR

50 CAMBRIDGE STREET, NORWICH NR2 2BB

**EXCELLENTLY PRESENTED BAY FRONTED VICTORIAN FAMILY HOUSE
LOVINGLY IMPROVED OVER THE YEARS OF A QUALITY THAT RARELY
COMES ON TO THE MARKET**

**LOCATED IN THE HEART OF THE GOLDEN TRIANGLE WITH ENTRANCE HALL,
SITTING ROOM, DINING ROOM, GARDEN ROOM, STUDY, 20'
KITCHEN/BREAKFAST ROOM, CLOAKROOM, CELLAR, 4 BEDROOMS,
BATHROOM, SEPARATE WC, EN-SUITE SHOWER ROOM, ENCLOSED REAR
GARDEN, A WEALTH OF PERIOD FEATURES, GAS FIRED CENTRAL HEATING
AND NO ONWARD CHAIN**

ENERGY RATING D



Sitting Room



Dining Room



Kitchen/Breakfast Room



Garden Room



Rear Garden



Bedroom 1



GUIDE PRICE £495,000

Note: Hadley Taylor for themselves and for the vendor or lessees of this property whose agents they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Hadley Taylor has any authority to make or give any representation or warranty whatever in relation to this property.



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Location

Cambridge Street is located in the heart of the Golden Triangle within half a mile of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively nightlife as well as good shopping, cultural and social activities and an historic centre. From Norwich there is a mainline rail service to London Liverpool Street with a fastest journey time of one hour and forty minutes. Excellent state, faith and independent schools for all age groups, local shopping facilities on Unthank Road, bus routes, parks and public houses are all within easy walking distance. The University of East Anglia and the Norfolk and Norwich University Hospital are also close by.

Accommodation

On the ground floor there is an entrance hall with the original staircase leading to the first floor, a sitting room with period fireplace and bay window, dining room with period fireplace, garden room with French doors to the rear garden, 20' kitchen/breakfast room and cloakroom. On the first floor there are three bedrooms, separate WC and a family bathroom off a spacious galleried landing as well as an en-suite shower room to bedroom one. On the second floor there is a further bedroom. The cellar comprises of two storage rooms. The property is excellently and tastefully presented throughout and benefits from gas fired central heating and a wealth of period features such as sash windows, cornices, fireplaces, internal doors and staircase.

Outside

The walled front garden is laid to shrubs and trees with a path leading to the front door. The enclosed rear garden is laid to lawn with shrub borders, trees, patio and access via a shared passage. The household currently uses 3 on road parking permits as well as 2 off road car park permits. There are also 3 two hour parking bays just outside the property.

awaiting floor plans

Directions

Leave Norwich on Unthank Road, at the parade of shops turn left into Cambridge Street and the property can be found on the left hand side of the road.

Local Authority

Norwich City Council.

Services

We understand that mains electricity, water, gas and sewerage are connected to the property.

Viewing

Strictly through Vendor's sole agents: Hadley Taylor 01603 250 248

Selling your home

Why not take advantage of our free market appraisal and valuation service? Ask about our competitive commission rates, our unique value added services to vendors, our innovative marketing and extensive advertising coverage. Hours of Business: Monday to Friday 0900 – 1730, Saturdays: 0930 – 1500.