

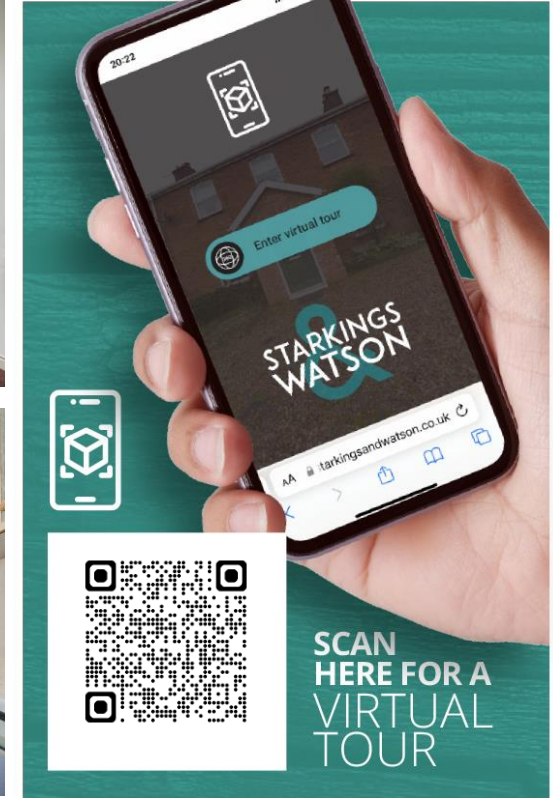
CLEVES WAY

Costessey, Norwich NR8 5EN

Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY TO LET



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STARKINGS & WATSON

- Mid-Terrace Home
- Allocated Parking
- Lanwed Gardens
- Spacious Sitting Room
- Kitchen/Dining Room
- Two Double Bedrooms
- Family Bathroom with Shower
- Walking Distance to Schools & Amenities

Occupying a RARELY AVAILABLE LOCATION this mid-terrace home offers ALLOCATED PARKING for TWO VEHICLES and PRIVATE LAWNED GARDENS. The property offers MODERN uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING, with the ground floor accommodation comprising a SPACIOUS SITTING ROOM, fitted kitchen/dining room with PATIO DOORS to the GARDEN. Upstairs, TWO DOUBLE BEDROOMS lead off the landing, with the family bathroom and shower adjacent. Located just off WEST END, with LOCAL AMENITIES and SCHOOLING close by, the property is perfect for a variety of tenants.

LOCATION

Costessey is serviced by various local amenities including shops, our Norwich Road office, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks.

DIRECTIONS

You may wish to use your Sat-Nav (NR8 5EN), but to help you...Leaving our Costessey Office which is situated in the 'Co-op' precinct off Norwich Road, head towards Taverham on Norwich Road which becomes Townhouse Road and follow all the way to the roundabout next to 'The Harte of Costessey' Public house, Take the first exit at the roundabout, turning left onto Cleves Way, where the property can be found on the left hand side, indicated by our To Let board.

The property is approached via a low maintenance lawned frontage with an adjacent footpath leads to the front door. Allocated parking can be found within the residents car park to the left of the property.

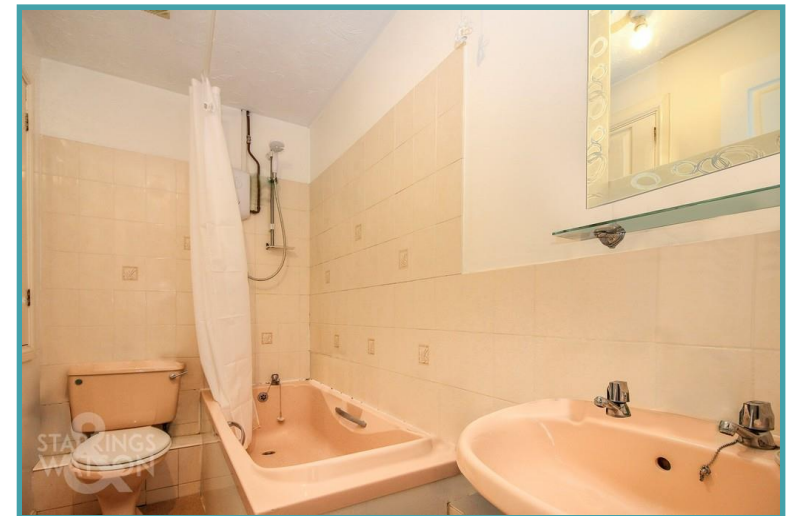
uPVC obscure double glazed entrance door to:

SITTING/DINING ROOM

15' 6" x 11' 10" Max (4.72m x 3.61m) Fitted carpet, radiator, uPVC double glazed window to front, television and telephone points, thermostat heating control, electric fuse box, stairs to first floor landing, built-in storage cupboard, door to:

KITCHEN/DINING ROOM

11' 9" x 9' Max (3.58m x 2.74m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset gas hob, built-in electric oven and extractor fan over, space for fridge, space for washing machine, space



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



for dining table, tiled effect flooring, radiator, uPVC double glazed window to rear, uPVC double glazed sliding patio door to rear wall mounted gas fired central heating boiler.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, with loft access hatch, doors to:

DOUBLE BEDROOM

11' 9" x 9' (3.58m x 2.74m) Fitted carpet, radiator, uPVC double glazed window to rear.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath, electric shower, tiled splash backs, shaver point, extractor fan, vinyl flooring, radiator, built-in storage cupboard.

DOUBLE BEDROOM

11' 9" x 8' 5" Max (3.58m x 2.57m) Fitted carpet, radiator, uPVC double glazed window to front.

OUTSIDE

The rear garden offers a secluded patio with adjacent lawns and enclosed timber fenced boundaries. A low maintenance shingled bed offers space for potted plants, whilst a useful rear access leads to the parking area.

ALLOCATED PARKING

Parking is provided for two vehicles.

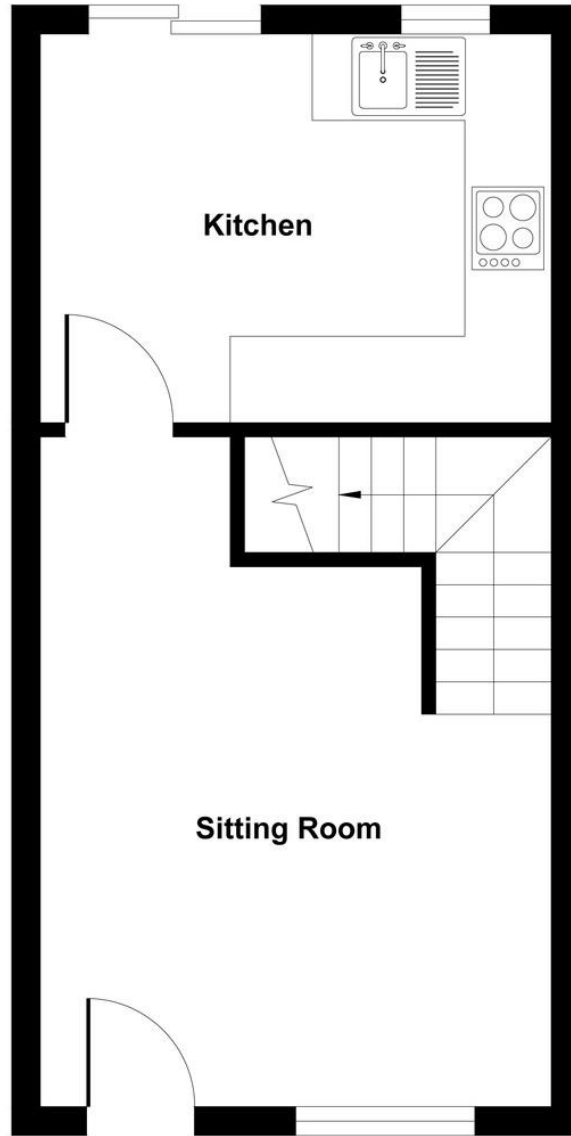
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



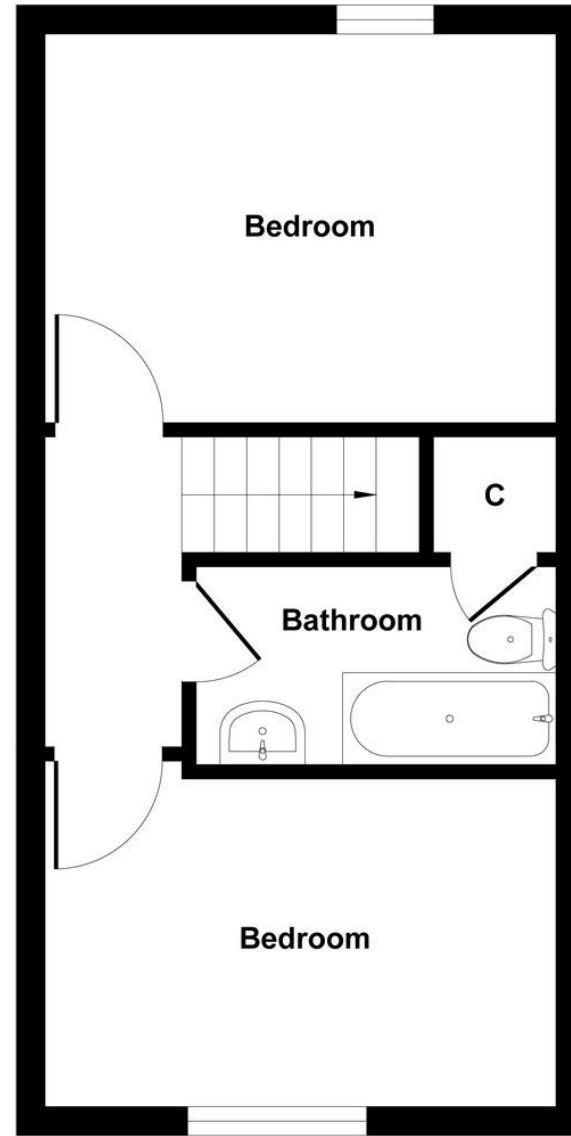
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**STARKINGS
&
WATSON**

Ground Floor
Approximate Floor Area
293 sq. ft
(27.22 sq. m)



First Floor
Approximate Floor Area
293 sq. ft
(27.22 sq. m)

Approx. Gross Internal Floor Area 586 sq. ft / 54.44 sq. m

