



**Rye Avenue, Norwich NR3 2QE**



**welcome to**

**Rye Avenue, Norwich**

THIS THREE BEDROOM SEMI-DETACHED HOUSE is situated in the popular NR3 postcode, just to the north of Norwich city centre. The property would make a fantastic first time buy, family home or investment and is being sold with the added benefit of NO ONWARD CHAIN! \*\* Viewings are highly recommended!! \*\*



### **Entrance Hall**

Door to front and carpeted floor.

### **Lounge**

16' x 12' ( 4.88m x 3.66m )

Double glazed window to front, radiator, double glazed door to rear, air conditioning, TV point and phone point.

### **Dining Room**

12' 4" x 9' 10" ( 3.76m x 3.00m )

Double glazed bay window to front, carpeted floor, radiator and understairs cupboard.

### **Kitchen**

10' x 9' 11" ( 3.05m x 3.02m )

Double glazed window to rear, sink one and a half sized bowl, wall base units, work surfaces, electric oven, electric hob, extractor fan and radiator.

### **Conservatory**

11' 7" x 7' 8" ( 3.53m x 2.34m )

Vinyl flooring and double glazed door to rear.

### **Bathroom**

Wash hand basin, W/C, double glazed window to rear, shower cubicle and radiator.

### **First Floor Landing**

Carpeted floor, storage cupboard and boiler.

### **Bedroom One**

15' x 9' 10" ( 4.57m x 3.00m )

Double glazed windows to front & rear, wooden flooring, radiator and storage cupboard.

### **Bedroom Two**

12' 4" x 8' 7" ( 3.76m x 2.62m )

Double glazed window to front, wooden flooring and radiator.

### **Bedroom Three**

9' 3" x 7' 3" ( 2.82m x 2.21m )

Double glazed window to rear, radiator, carpeted floor and airing cupboard.

### **Exterior**

To the front, there is a path to the front door with flowerbeds and solar panels.

To the side, there is a single garage with off-road parking.

To the rear, there is a fully enclosed rear garden, mainly laid to lawn with paving area.



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welcome to

## Rye Avenue, Norwich

- NO ONWARD CHAIN
- Garage & off-road parking
- Enclosed rear garden
- Perfect first time buy or family home
- Sought after location

Tenure: Freehold EPC Rating: C

# £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR140637 - 0004

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