



**The Maltings, Coltishall, Norwich, NR12 7DZ**



**welcome to**

**The Maltings, Coltishall Norwich**

THIS FANTASTIC TWO/ THREE BEDROOM MID-TERRACE PROPERTY is situated in the highly sought after Broadland village of Coltishall and benefits from downstairs wc, off-road parking and a low maintenance rear garden. \*\* Viewings are highly recommended not to miss out!! \*\*



### **Open Plan Lounge/ Kitchen**

20' 2" max. x 14' max. ( 6.15m max. x 4.27m max. )

Double glazed door to front, window to front, stairs to first floor, tiled flooring and radiator.

Kitchen area:- fully fitted range of wall & base units, work surfaces over, inset sink with mixer tap, space for cooker, stainless steel splashback, cooker hood over, tiled flooring, tiled splashbacks, space for fridge/ freezer, space & plumbing for washing machine and dish washer.

### **W/ C**

Suite comprising of w/c, wash hand basin, part tiled walls and tiled flooring.

### **Landing**

Carpeted floor and radiator.

### **Bedroom One**

12' 4" max. x 10' 2" max. ( 3.76m max. x 3.10m max. )

UPVC double glazed window to front aspect, built in storage cupboard, carpeted floor and radiator.

### **Bedroom Two**

10' 8" max. x 10' 7" max. ( 3.25m max. x 3.23m max. )

Double glazed window to rear aspect, radiator, carpeted floor and built in storage cupboard.

### **Bathroom**

Window to rear, paneled bath with mixer tap & shower over, vanity wash hand basin, w/c, fully tiled walls and tiled flooring.

### **Bedroom Three**

6' 2" max. x 13' 1" max. ( 1.88m max. x 3.99m max. )

Window to front aspect, carpeted floor, radiator and eaves storage.

### **Exterior**

To the outside, there is one parking space as well as a fully enclosed paved garden.



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## The Maltings, Coltishall Norwich

- Highly sought after Broadland village
- Off-road parking
- Two/ three bedrooms
- Private garden
- Downstairs wc

Tenure: Freehold EPC Rating: C

offers in excess of

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR140999 - 0005

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