

# Fairway, Costessey, Norwich, NR8 5HE



## welcome to

## Fairway, Costessey Norwich

A fantastic opportunity to purchase this TWO BEDROOM END-TERRACED HOUSE in Queens Hill, offering a lounge, kitchen/ diner, ENSUITE TO MASTER, family bathroom, an enclosed SOUTH-FACING GARDEN and ALLOCATED PARKING! Viewings are highly advised - call us today for more information!













#### **Entrance Hall**

Double glazed door to the front, storage cupboard, vinyl flooring.

#### Cloakroom

WC, wash hand basin, radiator, extractor fan and vinyl flooring.

#### Lounge

13' 11" x 8' 7" ( $4.24m \times 2.62m$ ) Double glazed window to the front, double glazed french doors to the garden, TV point, telephone point and carpeted flooring.

#### **Kitchen/ Diner**

18' 9" max. x 8' 1" max. ( 5.71m max. x 2.46m max. ) Irregular shaped room. Double glazed windows to the front and rear, fitted with wall & base units, work surfaces, stainless steel sink/ drainer, 1 1/2 bowl, gas hob & oven, boiler, door to hallway, extractor fan, integrated washing machine & fridge/ freezer, vinyl flooring.

#### **First Floor Landing**

Double glazed window to the rear, airing cupboard, carpeted flooring.

#### **Bedroom One**

10' 7" x 8' 9" ( 3.23m x 2.67m ) Double glazed window to the front, built-in wardrobe, TV point, telephone point, carpeted flooring and door to ensuite:-

#### Ensuite

Double glazed window to the rear, shower cubicle, WC, wash hand basin, extractor fan, vinyl flooring.

#### **Bedroom Two**

18' 2" x 7' 9" ( 5.54m x 2.36m ) Irregular shaped room. Double glazed dual aspect windows to the front and rear, loft access, TV point, carpeted flooring.

#### Bathroom

Double glazed window to the front, bath, WC, wash

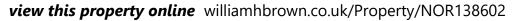


hand basin, extractor fan, vinyl flooring.

#### Exterior

To the front there is a path to the front door with a lawn area and shrubs.

To the rear, there is an enclosed south facing garden with paving area, lawned area and flowerbeds.





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## Fairway, Costessey Norwich

- Perfect first time buy or investment
- Cloakroom, ensuite and family bathroom
- Two double bedrooms
- Two allocated parking spaces
- Enclosed south-facing garden

Tenure: Freehold EPC Rating: B

offers in excess of

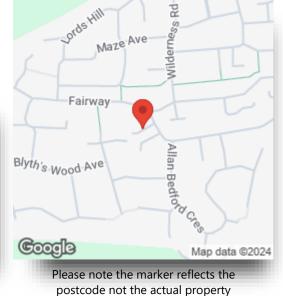
£220,000





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💴 🔵 william h brown



01603 760044

norwich@williamhbrown.co.uk

5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk

Property Ref: NOR138602 - 0005

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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