



**2 Pebble Cottages Stalham Road, East Ruston NORWICH NR12  
9HQ**

**welcome to**

**2 Pebble Cottages Stalham Road, East Ruston NORWICH**

Excellent mid terrace three-bedroom cottage in East Ruston, Close to amenities, the property is perfect for anyone wanting their first home, second home in Norfolk or an investment.! Give us a call to arrange a viewing!



### Entrance Hall/Garden Room

11' 9" Max x 7' 6" Max ( 3.58m Max x 2.29m Max )

This space is used as an entrance hall. It has carpeted flooring, a ceiling light, door to the side and rear as well as a door to access the neighbouring property.

### Kitchen

14' 3" Max x 8' 3" Max ( 4.34m Max x 2.51m Max )

The kitchen is fitted with base and wall units and worktop over, sink and drainer, vinyl flooring and a ceiling light. There is space and plumbing for a washing machine, freestanding electric oven, under counter fridge or freezer and space for a dining table. The splashback is tiled, there is a window as well as the stairs to the first floor. Please note, this room is subject to a flying freehold.

### Living Room

13' 5" Max x 11' 8" Max ( 4.09m Max x 3.56m Max )

The living room has a window to the front, carpeted flooring, electric storage heater, a storage cupboard as well as a door to the front and a ceiling light.

### Utility Room

8' 4" Min x 7' 6" Min ( 2.54m Min x 2.29m Min )

There is carpeted flooring, electric points, space for a tumble dryer, fridge freezer as well as a sink and drainer.

### Bathroom

The bathroom is fitted with a bath and shower over, sink and toilet and has vinyl flooring, a ceiling light and part tiled walls.

### First Floor

The hallway has an electric storage heater, carpeted flooring, and loft access.

### Bedroom One

11' 11" Max x 10' 10" Max ( 3.63m Max x 3.30m Max )

The main bedroom has a window to the front, carpeted flooring, and a ceiling light.

### Bedroom Two

8' 9" x 7' 6" ( 2.67m x 2.29m )

The second bedroom has carpeted flooring, a ceiling light, a window to the front and an electric storage heater.

### Bedroom Three

10' 9" x 5' 4" ( 3.28m x 1.63m )

The third bedroom has a window, ceiling and carpeted flooring.

### Exterior

To the front, there is a shingle driveway with off road parking and access to the side of the property.

To the rear, there are attached outhouses and a fenced in area laid to lawn. Please note, the garden goes beyond the fenced area. Please inquire for more information.

### Outbuilding

There are two outbuildings used for storage.

### Agents Note -

Please be aware this property is affected by a flying freehold.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## 2 Pebble Cottages Stalham Road, East Ruston NORWICH

- Three Bedrooms
- Off Road Parking and Field Views
- Heaps of Potential
- Close to Amenities
- Council Tax Band A

Tenure: Freehold EPC Rating: E

# £190,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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