

House - Terraced

FREEHOLD

# RUFUS STREET QUEENS HILLS COSTESSEY NORWICH NR8 5ER

Offers In Excess Of

## £190,000

### FEATURES

- Mid Terraced Home
- Kitchen
- Two Bedrooms
- Garden
- 15'1 Sitting/Diner
- Downstairs Wc
- Bathroom
- Parking



# 2 Bedroom House - Terraced located in Norwich

## Description

Located on the ever popular development of Queens Hills you will find this well presented two bedroom mid terraced home. Offering entrance hall, sitting/dining room, kitchen and wc to the ground floor. Upstairs there are two double bedrooms and a bathroom. Outside there is a small frontage and an enclosed rear garden. Allocated parking space to the rear.

## Entrance Hall

Sealed unit double glazed door to the front, stairs to the first floor and doors to wc, sitting room and kitchen.

## Downstairs Wc

Sealed unit double glazed window to the front, wc and wash hand basin.

## Sitting/Dining Room

13'1 x 15'1

Sealed unit double glazed double doors to the rear garden, stairs to the first floor and radiator.

## Kitchen

8'2 x 6'5

Sealed unit double glazed window to the front, range of base and wall mounted units, integrated hob, oven and extractor fan over.

## Landing

Doors to all bedrooms and bathroom.

## Master Bedroom

13'10 x 8'1

Sealed unit double glazed window to the front and radiator.

## Bedroom Two

13'7 x 8'3

Sealed unit double glazed window to the rear, radiator and cupboard.

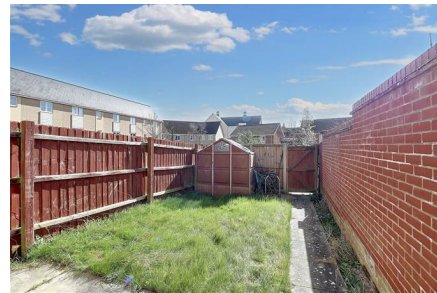
## Bathroom

Panel bath, wc and wash hand basin.

## Outside

To the front of the property you can park outside. There is a space at the rear also. Mainly laid to lawn and enclosed with gated access.



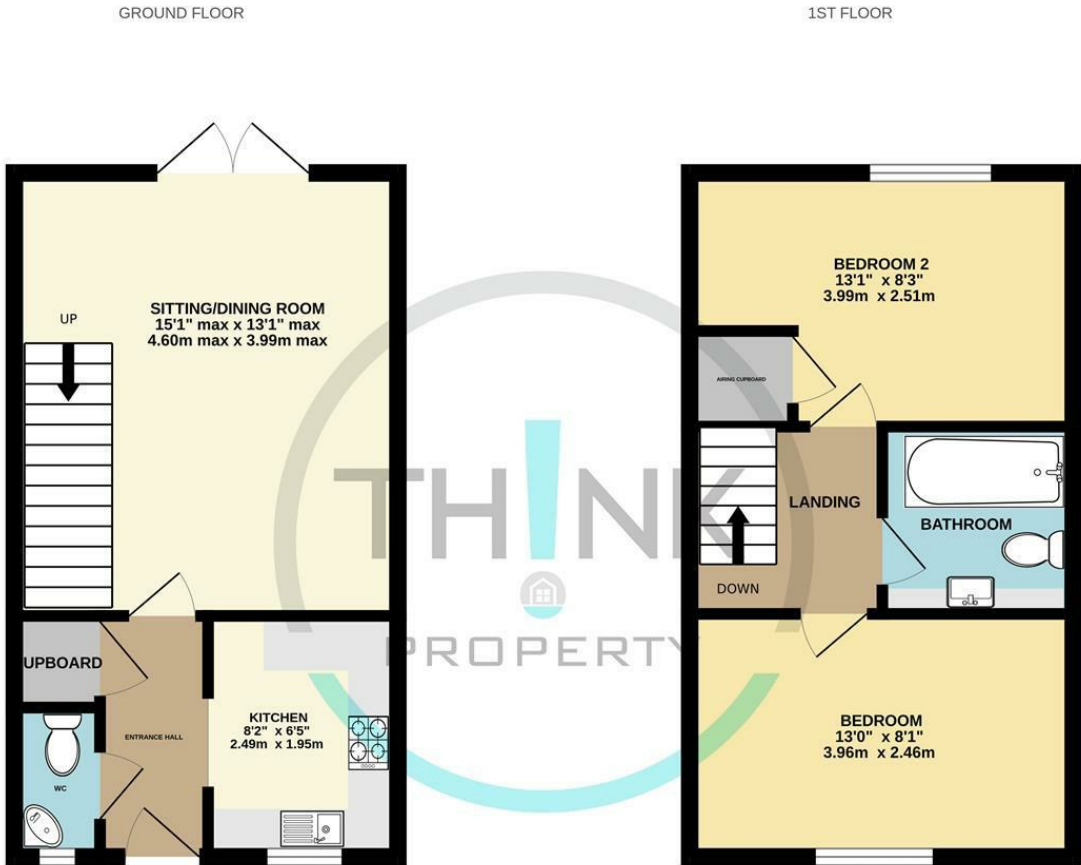


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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