

FREEHOLD



House - Semi-Detached

ELDERFLOWER MEWS, NORWICH

Price Guide

£210,000

FEATURES

- NO ONWARD CHAIN
- TWO BEDROOM SEMI DETACHED
- SOUGHT AFTER LOCATION
- DOUBLE BEDROOMS
- GENEROUS LIVING SPACES
- SPACIOUS GARDEN
- ALLOCATED PARKING



2 Bedroom House - Semi-Detached located in Norwich

Welcome to this charming two-bedroom semi-detached house located in the popular area of Three Score. This property comes with no onward chain and offers an excellent opportunity for first time buyers and investors.

As you enter the home, you are greeted by a welcoming entrance hall that leads to a well-appointed kitchen, perfect for culinary enthusiasts. The spacious lounge diner provides a comfortable area for relaxation and entertaining, while a convenient cloakroom on the ground floor adds to the practicality of the layout.

On the first floor, you will find two generously sized double bedrooms, ideal for families or those seeking extra space. The modern shower room is thoughtfully designed to cater to your daily needs.

Outside, the property boasts allocated parking for one

vehicle, ensuring ease of access. The enclosed rear garden is low maintenance, featuring a hard-standing patio area, perfect for enjoying the outdoors without the hassle of extensive upkeep.

Situated in the sought-after Three Score area, this home is conveniently located near the Norfolk and Norwich University Hospital and the University of East Anglia, making it an ideal choice for professionals and students alike.

This semi-detached house presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the benefits of shared ownership. Don't miss your chance to make this delightful property your new home.

Entrance Hall

LVT flooring, stairs to first floor, opening to kitchen, door to cloakroom, radiator.

Cloakroom

Low level W/C, radiator, wall mounted wash basin, obscured double glazed window to front.

Kitchen

LVT flooring, range of fitted base and wall units with work surfaces over, space for free standing cooker, space for free standing fridge freezer, plumbing and space for washing machine and dishwasher, double glazed window to front.

Lounge/Diner

15'5" x 13'6"

LVT flooring, double glazed window to side, doors to garden, radiator.

Landing

LVT flooring, doors to rooms, access to loft space, storage cupboard.

Bedroom One

13'5" x 11'10"

LVT flooring, radiator, double glazed window to rear.

Bedroom Two

13'5" x 8'11"

LVT flooring, over stairs storage cupboard, double glazed window to front x2, radiator.





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Bathroom

6'5" x 6'5"

LVT flooring, low level W/C, pedestal wash basin, double length shower cubicle, tiled splash backs, heated towel rail, obscure double glazed window to side.

Outside

Allocated parking for one car.

The rear garden is private and enclosed. It has a hard standing patio area and access leading to the side of the property.



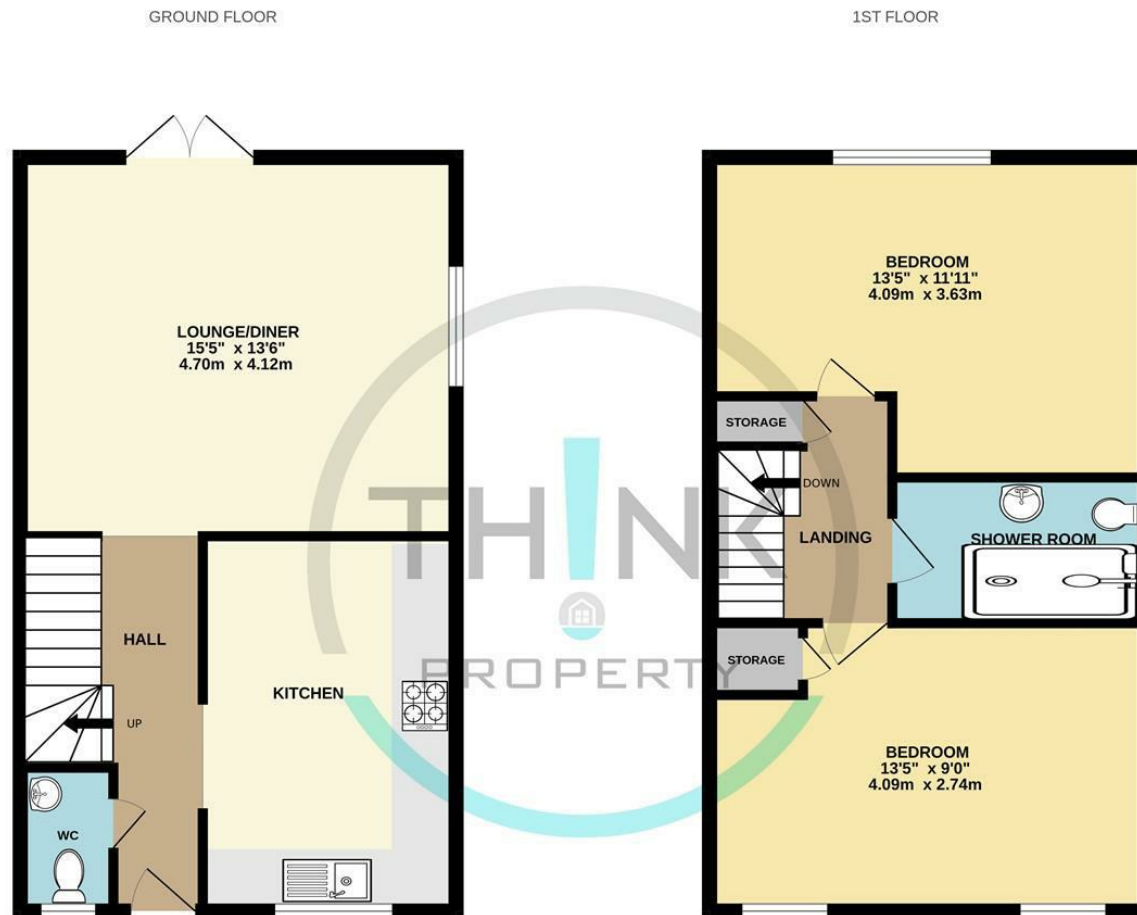
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Council Tax Band

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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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

