



**Oriole Drive, Cringleford NORWICH NR4 7LU**

**welcome to**

**Oriole Drive, Cringleford NORWICH**

\*\*\*50% SHARED OWNERSHIP HOME IN POPULAR SOUTH NORWICH LOCATION\*\*\* An established mid terraced home close to the University of East Anglia, Norfolk and Norwich hospital and good local schooling!



### Entrance Hall

Composite door to front aspect, vinyl flooring, radiator, under stairs storage area, door to lounge, kitchen and cloakroom, stairs to first floor landing, composite door to rear aspect leading to rear garden.

### Lounge

13' 10" x 12' ( 4.22m x 3.66m )

UPVC double glazed windows to front and rear aspect, under stairs cupboard, two radiators.

### Kitchen

10' 5" x 6' 10" ( 3.17m x 2.08m )

UPVC double glazed window to front aspect, fitted kitchen comprising a range of wall and base units, roll top work surfaces over, inset composite one and a half bowl sink and drainer, electric oven, gas hob, plumbing and space for washing machine, space for fridge freezer, gas fired central heating boiler.

### Cloakroom

UPVC double glazed window to rear aspect, suite comprising low level wc and wash hand basin, vinyl flooring, radiator.

### Landing

Stairs leading from entrance hall to first floor landing, UPVC double glazed window to rear aspect, doors to both bedrooms and bathroom.

### Bedroom One

13' 9" x 11' 3" ( 4.19m x 3.43m )

UPVC double glazed windows to front and rear aspects, radiator.

### Bedroom Two

10' 9" x 6' 8" ( 3.28m x 2.03m )

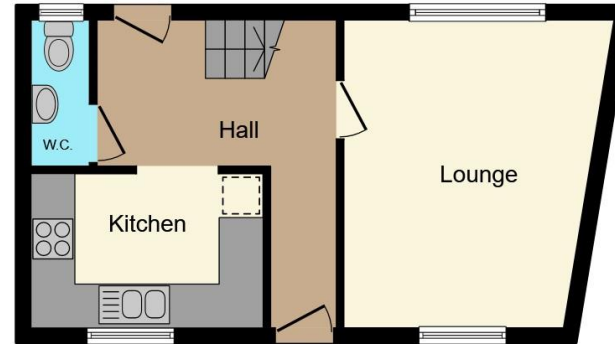
UPVC double glazed windows to front aspect, radiator.

### Bathroom

UPVC double glazed window to rear aspect, suite comprising P shaped bath with shower and glass shower screen, low level wc, pedestal sink, vinyl flooring, radiator.

### External

The property is approached via an open plan garden with pathway leading to the front door. To the rear there is an enclosed garden laid to lawn and patio with raised deck seating area and timber storage shed.



Ground Floor



First Floor

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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welcome to

## Oriole Drive, Cringleford NORWICH

- 50% SHARED OWNERSHIP PROPOSITION
- TWO DOUBLE BEDROOMS
- GRACEFULLY PRESENTED THROUGHOUT
- UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
- HIGHLY SOUGHT AFTER LOCATION CLOSE TO THE UNIVERSITY OF EAST ANGLIA, NORFOLK AND NORWICH HOSPITAL AND GOOD LOCAL SCHOOLING

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 317.76

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



### directions to this property:

Proceed out of Norwich via the Newmarket Road and follow the road along to the dual carriageway taking a right hand turning at the roundabout onto Round House Way. Take your second exit onto Dragonfly lane, bearing left at the mini roundabout onto Brambling Lane where Oriole Drive will be located straight ahead of you.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106698 - 0002

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