Astley & co

33 Coughtrey Close Norwich

Price: Guide Price £155,000

Information

First Floor Flat with Garden - Check out the rooms sizes for this FIRST FLOOR FLAT with TWO BEDROOMS - Most likely the largest flat you will find with lots of picture windows bringing the natural light and sunshine in, nothing gloomy here. The kitchen is big enough for a dining table, the lounge is almost 5 meters long. Would suit many buyers including small families, first time buyers and investors. The outside is open and green and the garden is enclosed, spacious and practical for children to play or look after a dog.   Offered with no onward chain.   Service Charge is £258 per year. The Ground Rent is £10 per year. The remaining Lease is 96 years. Clarion is the Management Company.

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Description

Entrance Hall

Lounge 15' 4" x 10' 9" (4.67m x 3.28m)

Kitchen 13' 7" x 9' 2" (4.13m x 2.8m)

Bedroom 1 11' 6" x 10' 10" (3.5m x 3.3m)
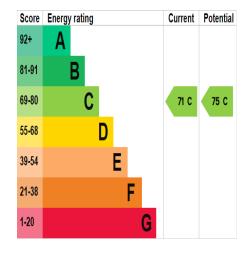
Bedroom 2 9' 10" x 8' 6" (3.0m x 2.6m)

Bathroom

Utility room

Garden

Summary of accommodation

- Extra Large First Floor Flat
- Two Bedrooms
- Big Garden
- Tarmac Driveway + Off Street Parking
- Quiet Location
- Easy Living

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Astley & Co Estate Agents

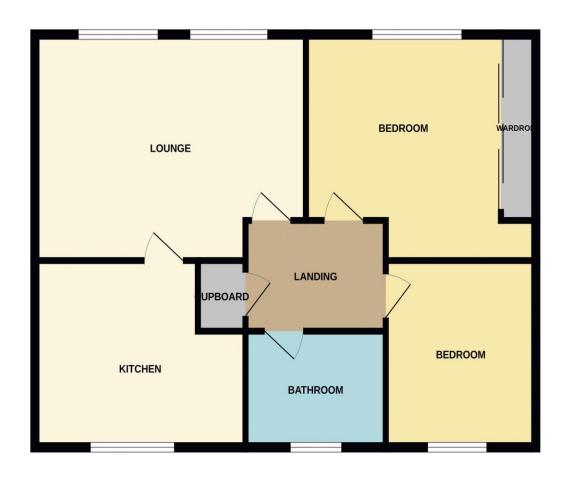Email: yvonne@astleyandco.com

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GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.

LOUNGE

BEDROOM

WARDROI

UPBOARD

LANDING

KITCHEN

BEDROOM

BATHROOM

TOTAL FLOOR AREA : 772 sq.ft. (71.7 sq.m.) approx.

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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