# Astley&co

**ESTATE AGENTS** 



**Newly Refurbished City Terrace** 

**Big Kitchen** 

**Permit Parking** 

**Two Bedrooms** 

**Great Location walking into Town** 

**Courtyard Garden** 



**40 Bull Close Road** Norwich, NR3 1NG

£160,000

**Lounge** 11' 5" x 10' 11" (3.49m x 3.34m) Window to front, TV point and laminate floor.

**Kitchen** 9' 8" x 9' 0" (2.94m x 2.75m)

Window to front, wall & unit unit, work surfaces, space for fridge/ freezer, stainless steel sink unit and radiator.

### **Rear Lobby**

Side door and radiator.

**Shower Room** 5' 9" x 5' 5" (1.74m x 1.66m) Wash hand basin, WC, shower cubicle, radiator, extractor fan and window to side.

### Landing

**Bedroom 1** 11' 5" x 10' 11" (3.49m x 3.32m) Window to front, carpeted floor and radiator.

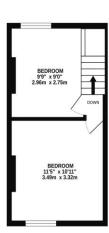
**Bedroom 2** 9' 9" x 9' 0" (2.96m x 2.75m) Window to rear, carpeted floor and radiator.

## **Courtyard Garden**

There is a fully paved garden with a gate to rear for bins.



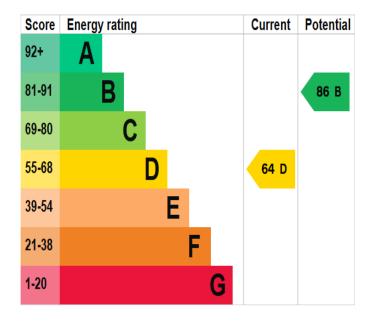
GROUND FLOOR 274 sq.ft. (25.4 sq.m.) approx.



1ST FLOOR 232 sq.ft. (21.6 sq.m.) approx.

TOTAL FLOOR AREA: 506 sq.ft. (47.0 sq.m.) approx.

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# **Astley & Co Estate Agents**

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We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.