



The Courtyard, Fengate, Marsham, NORWICH, NR10 5PT

welcome to

The Courtyard, Fengate, Marsham, NORWICH

This well presented modern 3 bedroom semi-detached house, with fitted kitchen/diner, lounge, double glazed windows and gas central heating, The property has two parking spaces and gardens.



Entrance Hall

Double glazed window, radiator, vinyl wood effect flooring and stairs leading to the first floor.

Cloakroom

Fitted with wash hand basin and low level WC. Extractor fan and tiled floor.

Lounge

A double aspect room with double glazed windows, radiator, TV point.

Kitchen/Diner

Fitted with a range of base and eye level units with under unit lighting, stainless steel sink and drainer unit, electric oven and ceramic hob with extractor over, work surface with tiled splashback, plumbing for washing machine and dishwasher, cupboard housing the boiler, built-in cupboard, vinyl wood effect floor, double glazed window and double doors leading to outside.

First Floor Landing

Doors leading to the bedrooms and the bathroom. Access to loft space.

Bedroom 1

A double aspect room with double glazed windows, TV point and radiator.

Bedroom 2

A double aspect room with double glazed windows and radiator.

Bedroom 3

Double glazed window and radiator.

Bathroom

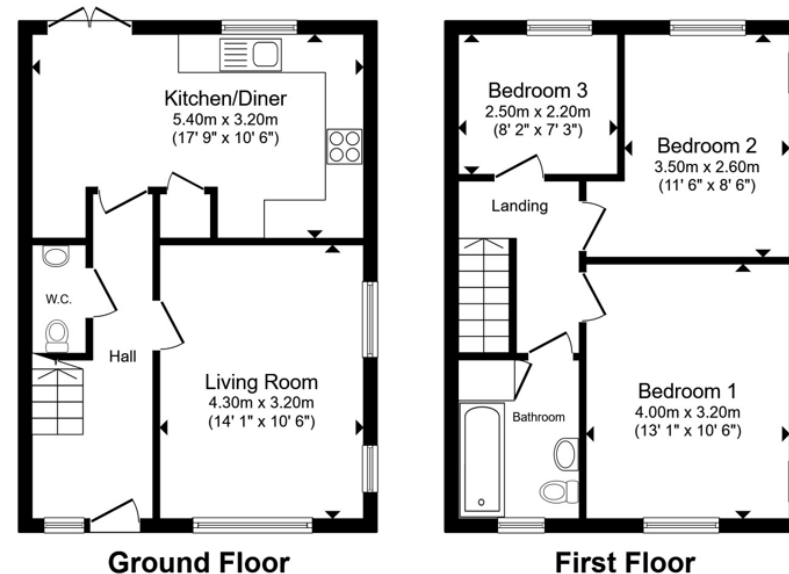
Fitted with suite comprising bath with mixer tap and shower over, wash hand basin and low level WC. Extractor fan, cupboard, heated towel rail and double glazed window.

Outside

There are two allocated parking spaces in front of the property, with a path leading to the front door. The rear garden has a patio area, shed and a lawned area.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 79.0 m² (851 sq.ft.) approx
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.propertybox.io


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welcome to

The Courtyard, Fengate, Marsham NORWICH

- Superb Modern Semi-Detached House
- 3 Bedrooms & Family Bathroom
- Fitted Kitchen/Diner
- Enclosed Garden
- Two Parking Spaces

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£265,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
AYS110470 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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