



**Church Avenue, Halvergate Norwich NR13 3PJ**

**welcome to**

**Church Avenue, Halvergate Norwich**

A well-presented three-bedroom mid-terraced home situated in a sought-after rural village location, benefiting from off-road parking, a large rear garden and open countryside views. Ideal for first-time buyers or small families seeking village living.



### **Lounge**

18' 3" x 8' 4" ( 5.56m x 2.54m )

Double glazed window to front & rear aspect,  
radiator x2, laminate flooring

### **Dining Room**

10' x 11' 10" Max ( 3.05m x 3.61m Max )

Double glazed window to front aspect, radiator,  
laminate flooring.

### **Kitchen**

13' 7" x 5' 7" ( 4.14m x 1.70m )

Vinyl flooring, double glazed window to rear aspect,  
plumbing for washing machine, sink & drainer,  
variety of wall & base units.

### **Conservatory**

Laminate flooring, double glazed window to rear &  
side aspect, door leading to rear garden.

### **Bedroom One**

11' 11" Max x 14' 3" ( 3.63m Max x 4.34m )

Double glazed window to front aspect, radiator,  
carpet.

### **Bedroom Two**

11' 11" x 11' 7" Max ( 3.63m x 3.53m Max )

Double glazed window to front aspect, carpet,  
radiator.

### **Bedroom Three**

9' x 7' 11" Max ( 2.74m x 2.41m Max )

Double glazed window to rear aspect, carpet,  
radiator.

### **Bathroom**

Vinyl flooring, double glazed window to rear aspect,  
W/C, wash hand basin, panelled bath with over head  
shower.

### **Office**

9' 6" x 7' 10" ( 2.90m x 2.39m )

Laminate flooring, ceiling light, spotlights, window to  
front aspect, seperate WC.



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## Church Avenue, Halvergate Norwich

- Mid-Terraced House
- Three Bedrooms
- Well Presented Throughout
- Rural Village Location
- Overlooking Beautiful Field Views

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £215,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GTY109721 - 0003

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