



Campbell Court, Lavengro Road, Norwich

Guide Price £230,000 - £240,000 Freehold

Energy Efficiency Rating : C

- ✓ No Chain!
- ✓ Semi-Detached Home
- ✓ Parking to Front
- ✓ Hall Entrance with Cloakroom
- ✓ Kitchen/Dining Room
- ✓ Wren Fitted Kitchen
- ✓ Three Bedrooms
- ✓ French Doors to Garden

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116

**STARKINGS
&
WATSON**



NO CHAIN! This 1990's built SEMI-DETACHED HOME offers a FAVOURED NR3 LOCATION close to MOUSEHOLD HEATH, with great bus connections to NORWICH, whilst remaining within WALKING DISTANCE to the CITY, and a short DRIVE to the BROADLAND NORTHWAY - NDR. With a newly fitted WREN KITCHEN, the property still offers POTENTIAL to put your own stamp on this RARE TO BUY PROPERTY. With off road PARKING to front, the property offers a HALL ENTRANCE with storage space, cloakroom, sitting room and OPEN PLAN KITCHEN/DINING ROOM with INTEGRATED APPLIANCES and FRENCH DOORS to the rear garden. The first floor offers THREE BEDROOMS and the family bathroom. Finished with uPVC DOUBLE GLAZING, the gas fired central heating boiler was replaced some four years ago, and has been serviced. The gardens are PRIVATE, a great size, and LAID TO LAWN.

LOCATION

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes at the end of the road, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.

DIRECTIONS

You may wish to use your Sat-Nav (NR3 4RJ), but to help you...Leave Norwich via Barrack Street turning left on to Silver Road. Follow the road turning right in to Mousehold Avenue, and right onto Lavengro Road. Follow the road to the right, turning right onto Campbell Court, where the property can be found on the right hand side, indicated by our For Sale board.

The property offers a brick weave driveway providing parking for one vehicle, with a paved footpath leading to the lawned frontage. Further parking could be created to front (stp), with a side path leading to the rear garden.

Obscure double glazed entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, telephone point, electric fuse box, stairs to first floor landing, coved ceiling, doors to:

CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin, tiled splash backs, fitted carpet, radiator, obscure glazed window to side.

SITTING ROOM

12' 2" x 11' 2" (3.71m x 3.4m) Fitted carpet, radiator, uPVC double glazed window to front, television point, coved ceiling.

KITCHEN/DINING ROOM

17' 7" x 11' 9" Max. (5.36m x 3.58m) Fitted range of wall and base level units with complementary square edge work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer spray tap, matching up-stands, inset electric ceramic induction hob and built-in electric oven with glass splash back and extractor fan over, integrated fridge freezer, dishwasher and washing machine, space for dining table, space for soft furnishings, tiled flooring, radiator, uPVC double glazed window to rear, uPVC double glazed French doors to rear, cupboard housing wall mounted gas fired central heating boiler, smooth coved ceiling with recessed spotlighting.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built-in storage cupboard, coved ceiling with loft access hatch, doors to:

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath, tiled splash backs, shaver point, extractor fan, vinyl flooring, radiator, uPVC obscure double glazed window to rear, coved ceiling

DOUBLE BEDROOM

12' 3" x 11' 5" Max. (3.73m x 3.48m) Fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling.

DOUBLE BEDROOM

11' 9" x 10' 1" (3.58m x 3.07m) Fitted carpet, radiator, uPVC double glazed window to front, coved ceiling.

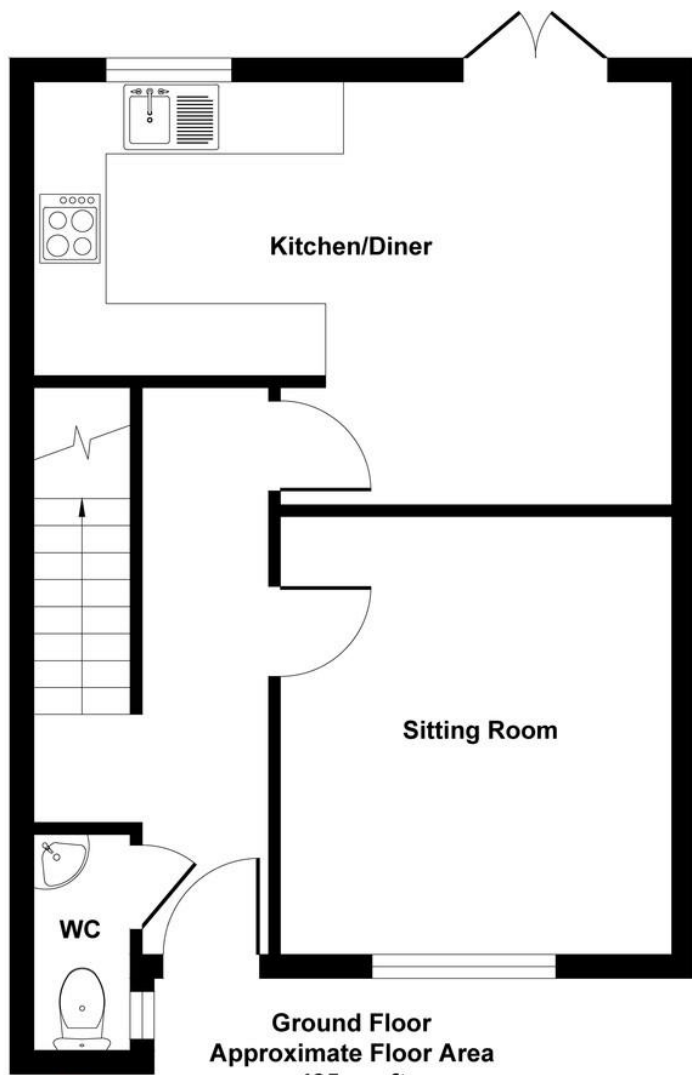
BEDROOM

8' 4" x 7' 2" Max. (2.54m x 2.18m) Fitted carpet, radiator, uPVC double glazed window to front, coved ceiling.

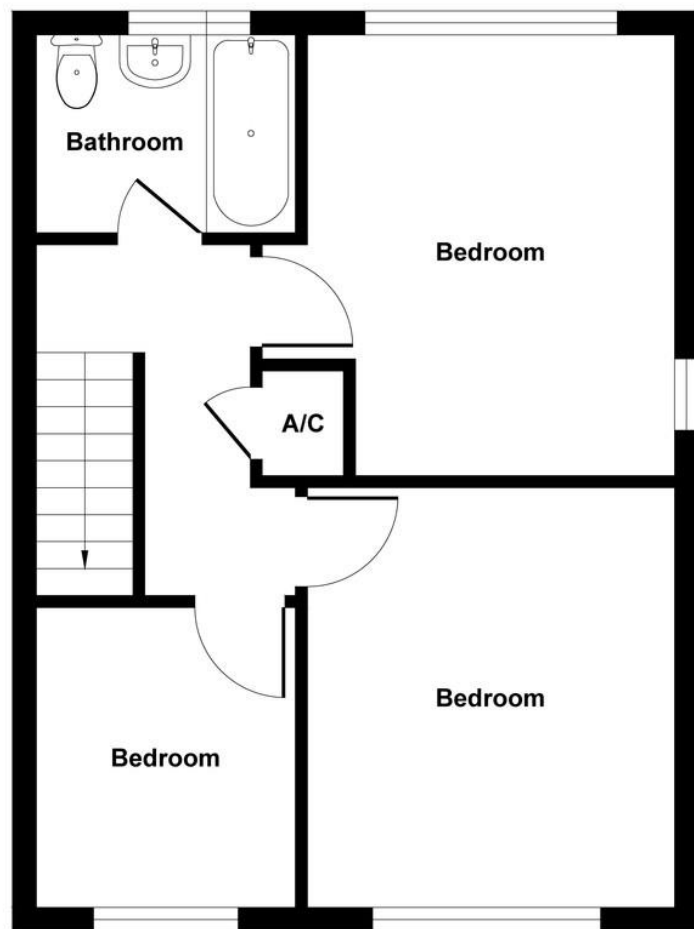
OUTSIDE REAR

The rear garden is laid to lawn, with fully enclosed timber fenced boundaries. Hedging can be found to one side, along with various other plants and shrubs. The garden offers a gated rear access, where a further part of the garden can be found - bisected by the neighbours right of way. A footpath leads the length of the garden, with a shed at the far boundary.





Ground Floor
Approximate Floor Area
435 sq. ft
(40.41 sq. m)



First Floor
Approximate Floor Area
428 sq. ft
(39.76 sq. m)

Approx. Gross Internal Floor Area 863 sq. ft / 80.17 sq. m



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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