

BRIAN MCCARTER GARDENS

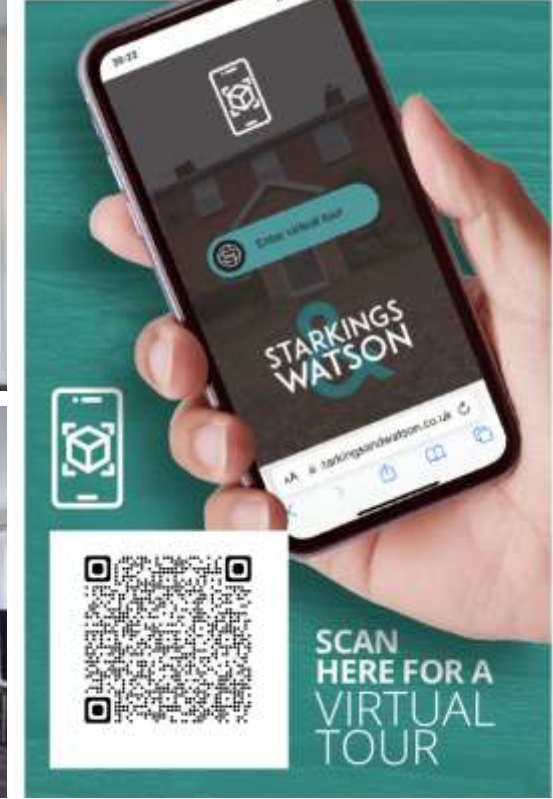
Queens Hill, Costessey NR8 5GY

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336446

FOR SALE

PROPERTY



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- No Chain
- Ideal Investment or First Time Buy
- Self-Contained Access
- Open Plan Kitchen/Living
- Kitchen with Integrated Appliances
- Two Bedrooms
- Modern Bathroom Suite
- Allocated Parking Space

IN SUMMARY

NO CHAIN - sold with VACANT POSSESSION perfect for a FIRST TIME BUYER or LONG TERM TENANT IN SITU. This RARE FIRST FLOOR MAISONETTE is sold on a LONG LEASEHOLD BASIS and a SHARE OF FREEHOLD ensuring LOW RUNNING COSTS. With allocated PARKING ADJACENT, the property is a turnkey investment or ideal for a buyer seeking EASY LIVING. Internally with a SELF-CONTAINED ENTRANCE, stairs lead to the OPEN PLAN LIVING SPACE with a FULLY FITTED KITCHEN and a SUITE OF INTEGRATED APPLIANCES. The inner hall leads to TWO BEDROOMS and the FAMILY BATHROOM with a shower over the bath. Finished with uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING, the property is easy to maintain.

SETTING THE SCENE

A low maintenance frontage and hard standing foot path lead to the main property, with the allocated parking to the right of the main property. The outlook across a wide residential crossroads is both surprisingly quiet, but also convenient for further

parking.

THE GRAND TOUR

Stepping through the composite front door, an entrance area with the electric fuse box leads straight to the stairs. The carpeted sitting room offers two windows to front, media outlets and two radiators. With a smooth ceiling above, the kitchen is open plan with a tiled effect flooring. An integrated fridge freezer and washing machine can be found, along with an electric oven and gas hob with a glass splash back. The central heating boiler is tucked to one corner, whilst under cupboard lighting illuminates the wood effect work surfaces and up-stands. A useful cupboard offers storage, whilst the inner hall leads to two bedrooms including the main bedroom with a built-in wardrobe, and adjacent family bathroom with tiled splash backs and a shower over the bath.

THE GREAT OUTDOORS

Off road parking is provided for one vehicle, whilst there are no included gardens, Queens Hill boasts several parks and open green spaces within a short walk, along with walks across the Country Park.

OUT & ABOUT

The development of Queens Hill is located on the fringes of Costessey. Local schooling is located within walking distance, and a regular bus link into Norwich City centre is provided. The nearby Longwater Retail Park offers a fantastic range of shops and supermarket, whilst the A47 leads to Norwich and the A11.



To arrange an accompanied viewing please call our Costessey Office on **01603 336446**



FIND US

Postcode : NR8 5GY

What3Words : ///trickster.juggle.paces

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property is offered on a long leasehold basis with the remainder of a 999-year lease. A share of freehold is included, with costs for insuring and maintaining the property shared with the ground floor property.

Disclaimer: 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.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾

534.43 ft²
49.65 m²

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