

CAMBORNE CLOSE

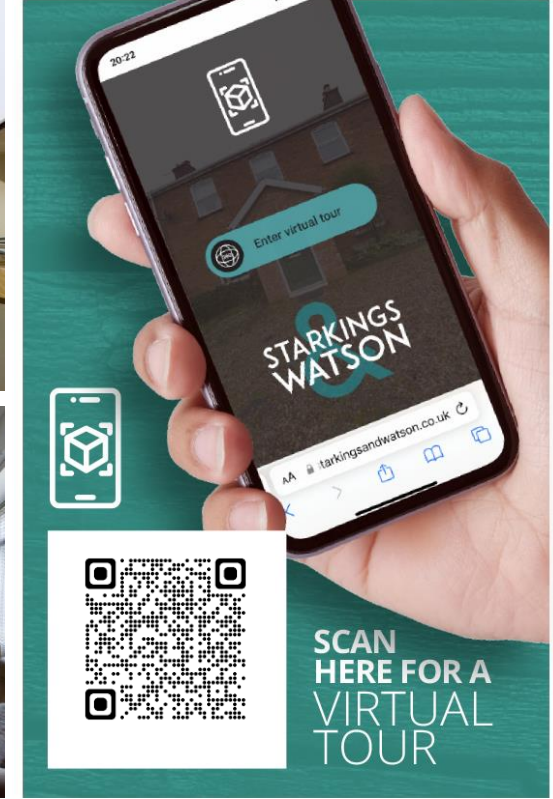
Costessey, Norwich NR5 0DB

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE

PROPERTY



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STARKINGS & WATSON

- No Chain!
- Mid-Terrace Home
- Full Renovation Required
- Scope to Open Plan if Required
- Ground Floor Bathroom
- Three Bedrooms off Landing
- Currently with Gardens to Front & Rear
- Potential for Parking to be Added

IN SUMMARY

NO CHAIN and with unrivalled SCOPE TO IMPROVE, this family home has been in the same family for over 55 YEARS! Only a short distance from AMENITIES and SCHOOLING the property is perfect for those looking for a PROJECT to get stuck into. With works required in every room, this home has a KITCHEN, sitting/dining room and FAMILY BATHROOM to the ground floor. Upstairs THREE DOUBLE BEDROOMS are accessed off landing, and have a view over the front and rear gardens. PARKING can be created by changing the LAWNED FRONTAGE to hard standing.

SETTING THE SCENE

At the end of Camborne Close, there is a lawned front garden with a hard standing pathway leading to the front door. Given that the curb has already been dropped a parking area could be created in its place (stp).

THE GRAND TOUR

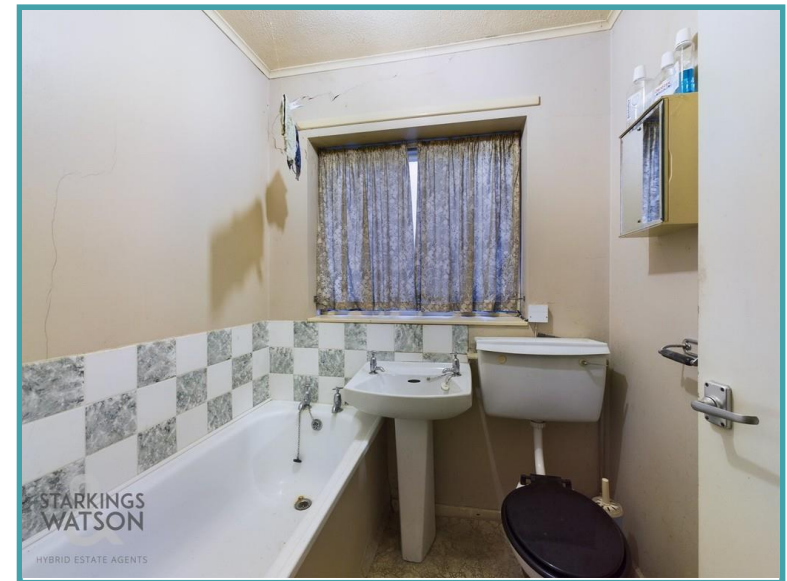
Entering this property through the kitchen door, the works required can be seen immediately but so can the potential. The footprint is large enough for wall and base level units without restricting the light, integrated appliances could be added as part of the kitchen refurbishment to keep clean lines. A door then leads into the inner hall where you find the access into the sitting/dining room. This room has a substantial window facing to rear and a door outside. Finally to the ground floor, the bathroom with a three piece suite. Upstairs three bedrooms are accessed off landing of which all can fit a double bed, and are ready for decoration.

THE GREAT OUTDOORS

The gardens to front and rear are laid to lawn and both will benefit from the south sun at some point in the day. There is plenty of scope to landscape the gardens as part of the renovation works to be done.

OUT & ABOUT

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.



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



FIND US

Postcode : NR5 0DB

What3Words : ///friend.length.mess

VIRTUAL TOUR

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

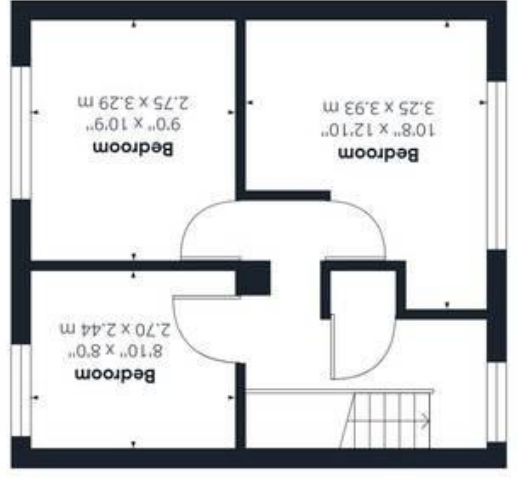
734.49 ft²

68.24 m²

STARKINGS WATSON

HYBRID ESTATE AGENTS

Floor 1



Ground Floor

