

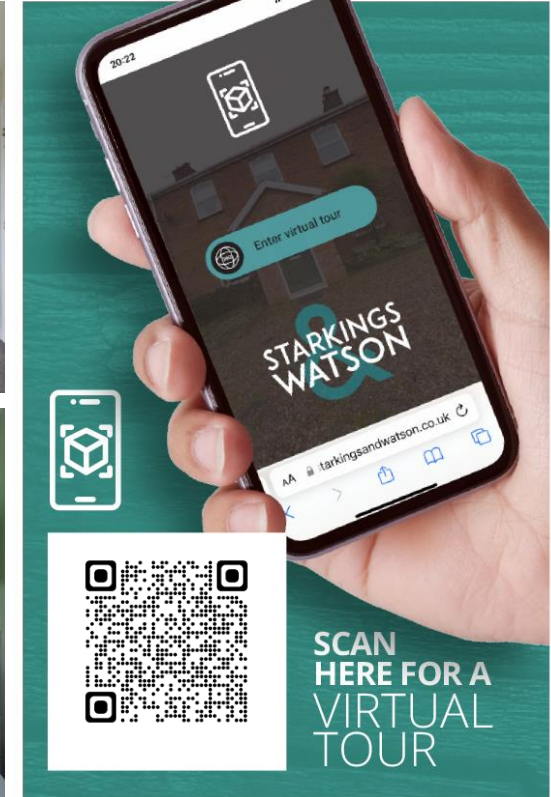
BLADEWATER ROAD

Three Score, Norwich NR5 9HY

Freehold | Energy Efficiency Rating : C

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

FOR SALE PROPERTY



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STARKINGS WATSON

- Mid-Terrace Home
- Investment as HMO or Standard AST
- Perfect First Time Buy
- Close to UEA & NNUH
- Bathroom & Ground Floor W/C
- Two Double Bedrooms
- Garden to Rear
- Parking to Front

IN SUMMARY

NO CHAIN! Situated perfectly for access to the NNUH and UEA this property could be an EXCELLENT FIRST TIME BUY or used as an INVESTMENT. With other properties currently achieving £1,000 PCM when let for similar accommodation. At ground level, there is a KITCHEN with space for appliances, SITTING/DINING ROOM which has French doors to the rear and a cloakroom. Heading upstairs, TWO DOUBLE BEDROOMS lead from the landing and the THREE PIECE FAMILY BATHROOM. Outside there is an area of PATIO and lawn with gated access round to the PARKING for ONE VEHICLE and on road parking available nearby.

SETTING THE SCENE

The property is set back from the road to one corner with a brick weave driveway to front. There is a side passage way which provides access to the rear garden.

THE GRAND TOUR

Stepping inside, there is a hall entrance with wood effect flooring which connects with the kitchen, cloakroom and sitting/dining room. To the left hand side, a two piece suite can be found with an obscure uPVC double glazed window to front. To the right, an opening takes you into the kitchen which has space for white goods and integrated cooking appliances. There is plenty of worktop for cooking and prep with additional half depth cabinets/shelving added on the left hand side. Heading to the rear of the property, the sitting/dining room has equally hard wearing flooring with French doors and windows facing to the rear garden. Upstairs, both bedrooms are double of which the front one has a useful alcove and a built in wardrobe and the other bedroom overlooks the rear. The property benefits from Gas central heating throughout, with a new combi boiler installed in August 2022.

THE GREAT OUTDOORS

The rear garden has a block paved patio which extends from the property and leads to a raised lawn with railway sleepers acting as a divide. There is timber panel fencing along the boundary with a gate to the rear which runs along the rear properties to the parking.



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OUT & ABOUT

Three Score has always been highly desirable due to its close proximity of both the University and Hospital. With good road links to both the A47 and A11, this area is within walking distance of a variety of local amenities, to include, parks, shops, doctors and schools. There is also a regular bus service into Norwich City Centre.

FIND US

Postcode : NR5 9HY

What3Words : ///payer.safety.sheets

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⁾

597.56 ft²
55.51 m²

STARKINGS WATSON
HYBRID ESTATE AGENTS

Floor 1

10'1" x 13'7"
3.09 x 4.15 m

10'3" x 7'4"
3.14 x 2.24 m

6'3" x 6'5"
1.91 x 1.97 m

6'5" x 3'1"
1.96 x 0.94 m

