



## Mavish Close, Norwich

£1,000 pcm - Tenancy Info

Energy Efficiency Rating : C

- ✓ Tucked Away Position
- ✓ End-Terrace Home
- ✓ Two Allocated Parking Spaces
- ✓ Lawned Garden with Patio
- ✓ Hall Entrance with W.C
- ✓ Sitting Room with French Doors
- ✓ Two Bedrooms
- ✓ Family Bathroom with Shower

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





### IN SUMMARY

Tucked away on THREE SCORE with TWO ALLOCATED PARKING SPACES, this end-terrace home offers a FANTASTIC POSITION close to the HOSPITAL and UNIVERSITY. With a NEUTRAL DECOR internally, the property is ready to move in, offering a new occupier a PRIVATE SETTING with a LAWNED GARDEN and patio space. Inside you will find a HALL ENTRANCE with W.C and storage under the stairs, leading to the KITCHEN and 13' SITTING ROOM with FRENCH DOORS onto the garden. Upstairs, TWO BEDROOMS lead off the landing, along with the family bathroom.

### SETTING THE SCENE

Tucked away on a pedestrian footway, a walled path way leads to the terrace row, with a low maintenance frontage. The allocated parking for two vehicles is located adjacent.

### THE GRAND TOUR

Stepping inside, the hall entrance is finished with wood effect flooring, and offers stairs to the first floor with storage below which is accessed from the sitting room. Doors lead off to the main living spaces, and to the ground floor W.C, finished with a white two piece suite. The kitchen includes a range of storage, with an inset gas hob and built-in electric oven. Space is provided for general white goods, with tiled splash backs and wood effect flooring installed. The sitting room runs across the width of the property, with fitted carpet and French doors to the rear. Heading up, the landing includes a built-in

airing cupboard, with doors to the two bedrooms - one including built-in wardrobes. The family bathroom is finished with a white three piece suite, and a shower over the bath with a glazed shower screen.

### THE GREAT OUTDOORS

The rear garden is enclosed with timber panelled fencing and brick walling, whilst being laid to lawn, and finished with various shrubbery. A patio extends across the rear, which leads from the sitting room French doors.

### OUT & ABOUT

The Norwich City suburb of Clover Hill and Bowthorpe is situated just a few miles away from the City Centre. This thriving part of Norwich offers a wealth of local amenities including, shops, pubs, restaurants, doctor's surgeries and schools. This highly requested suburb is served with excellent transport links via both public transport and road links to the A47 and A11, whilst being close to the Norfolk & Norwich Hospital and the University of East Anglia.

### FIND US

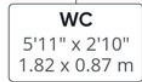
Postcode : NR5 9PJ

What3Words : ///indoor.rams.sculpture

### VIRTUAL TOUR

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





Ground Floor



Floor 2

**Approximate total area<sup>1</sup>**  
516.88 ft<sup>2</sup>  
48.02 m<sup>2</sup>

Excluding balconies and terraces

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

**GIRAFFE360**

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