

LOSINGA CRESCENT

# Norwich NR3 2RS

Freehold | Energy Efficiency Rating : TBC

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# FOR SALE PROPERTY



20:22

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# STARKINGS & WATSON

- No Chain!
- Mid-Terrace House
- Dual Aspect Sitting Room
- 16' Kitchen/Dining Room
- Three Bedrooms
- Enclosed Rear Garden
- On Road Parking
- Close to Local Amenities

### IN SUMMARY

NO CHAIN. This MID-TERRACE HOME offers a WELL PRESENTED INTERIOR and is ready to move-in. GENEROUS GARDENS to the rear add HUGE POTENTIAL, with uPVC double glazing and gas fired CENTRAL HEATING installed. The accommodation includes a PORCH and HALL ENTRANCE, leading to the 16' DUAL ASPECT SITTING/DINING ROOM and 16' OPEN PLAN kitchen/dining room. Upstairs, THREE BEDROOMS and the family bathroom lead off the landing. To the rear, the GARDEN is a great size, with various storage, patio seating and grass areas.

### SETTING THE SCENE

Set back from the road, a timber access gate and low level fencing encloses the shingled front garden. A useful shared pathway leads to the side of the property for rear garden access.

### THE GRAND TOUR

The porch entrance is finished with wood-block flooring for easy maintenance with a window facing to side, and the hall entrance directly in front of you

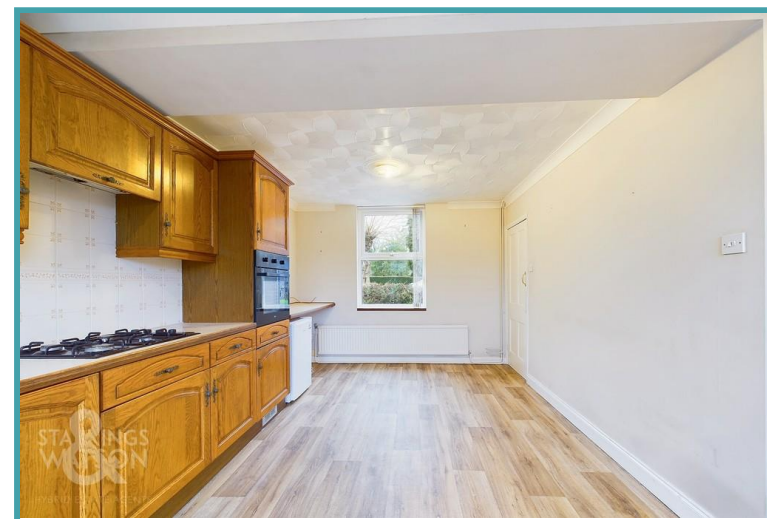
with stairs rising to the first floor landing. To the left hand side, the dual aspect sitting room can be found with a feature fireplace and fitted carpet underfoot, whilst the adjacent kitchen/dining room also benefits from dual aspect windows. Fitted wall and base level units can be found to two sides of the kitchen, with wood effect flooring underfoot and integrated cooking appliances including a gas hob and eye level electric oven. Space is provided for general white goods, with a door leading to the rear garden and ample space for a dining table. Heading upstairs, three bedrooms lead off the landing, all finished with uPVC double glazed windows and ready for new carpeting or flooring to be added underfoot. The family bathroom completes the property with a three piece suite including a mixer shower tap over the bath, tiled splash backs, wall mounted gas fired central heating boiler and window facing to rear.

### THE GREAT OUTDOORS

Heading outside, the rear garden is fully enclosed with timber panel fencing whilst being split into several sections, including a patio seating area, lawned garden and planted areas with beds to the rear boundary. Storage is provided within three timber sheds with access to the side of the property via a shared pathway leading to the front garden.

### OUT & ABOUT

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 cul-de-sac, a wealth of local



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amenities can be found on the doorstep 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.

#### FIND US

Postcode : NR3 2RS

What3Words : ///spare.wipe.losses

#### 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. Calculations are based on RICS IPMS 3C standard.

Reduced headroom: ..... Below 5 ft/1.5 m

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
782.2 ft<sup>2</sup>  
72.67 m<sup>2</sup>  
Reduced headroom  
0.07 ft<sup>2</sup>  
0.01 m<sup>2</sup>

