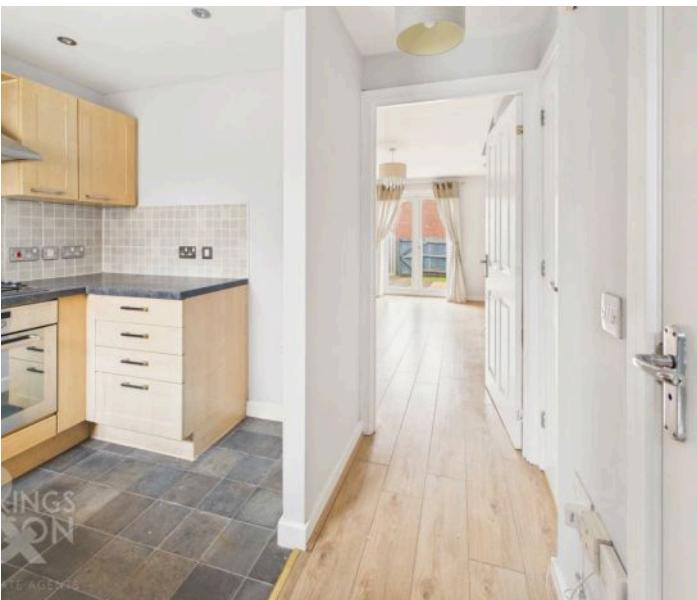




Solario Road, Costessey - NR8 5EJ

STARKINGS
&
WATSON

HYBRID ESTATE AGENTS



Solario Road

Costessey, Norwich

NO CHAIN! This well presented MODERN MID-TERRACE HOUSE offers an excellent opportunity for FIRST TIME BUYERS or investors, with the added benefit of no onward chain. The property features a welcoming entrance hallway with a convenient ground floor W/C, leading through to a comfortable sitting room that opens directly onto the rear garden, creating a bright and airy living space. The contemporary kitchen is fitted with a range of units and integrated oven and hob, providing both functionality and style for every-day living. Upstairs, there are TWO AMPLE BEDROOMS, both offering generous proportions and natural light, alongside a MODERN FAMILY BATHROOM. The property has been thoughtfully maintained throughout, ensuring a move-in ready home that is both practical and appealing. Additional benefits include double glazing and GAS FIRED CENTRAL HEATING. Externally there is a PRIVATE and ENCLOSED rear garden with decking and lawn as well as an ALLOCATED PARKING SPACE for added convenience.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Well Presented Modern Mid Terrace House
- Sitting Room Opening Onto The Garden
- Two Ample Bedrooms
- Family Bathroom & Ground Floor W/C
- Private Enclosed Rear Garden
- Allocated Parking Space
- Ideal First Time Purchase / Buy To Let

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.

SETTING THE SCENE

The house is approached via Solario Road with a pedestrian access to the front leading to the main entrance door with space for the bins. To the front there is space for parking on the road. To the rear within the shared parking area is allocated parking for one vehicle off road with a rear access into the garden.



THE GRAND TOUR

Entering the house via the main entrance door to the front there is a welcoming hall entrance with a storage cupboard and the ground floor w/c to the right. Open plan to the hall is the kitchen which features a range of wall and base level units with rolled edge worktops over. There is space for white goods to include a fridge/freezer and washing machine as well as integrated electric oven and gas hob over with extractor fan. To the rear of the house is the sitting room with double doors onto the garden as well as stairs to the first floor landing with storage space below.

On the first floor there are two bedrooms as well as the family bathroom. Both bedrooms are comfortable doubles with the one to the rear offering built in storage. The family bathroom benefits from a w/c, hand was basin and a bath with shower over.

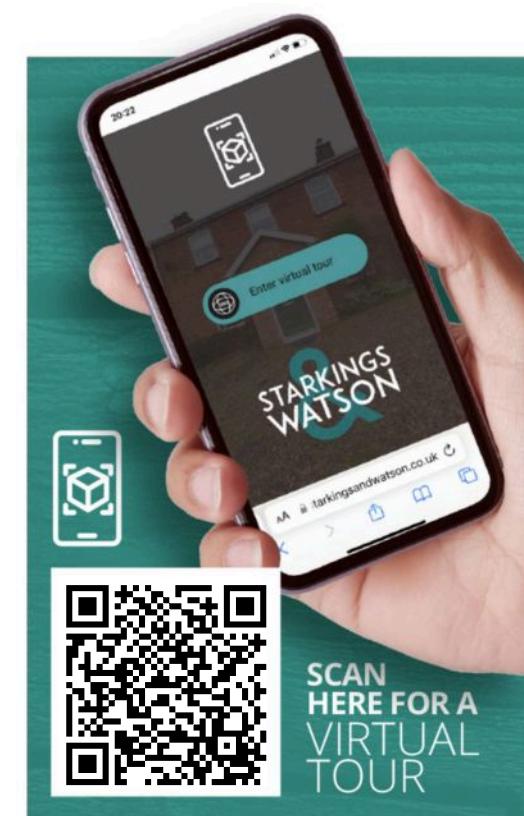
FIND US

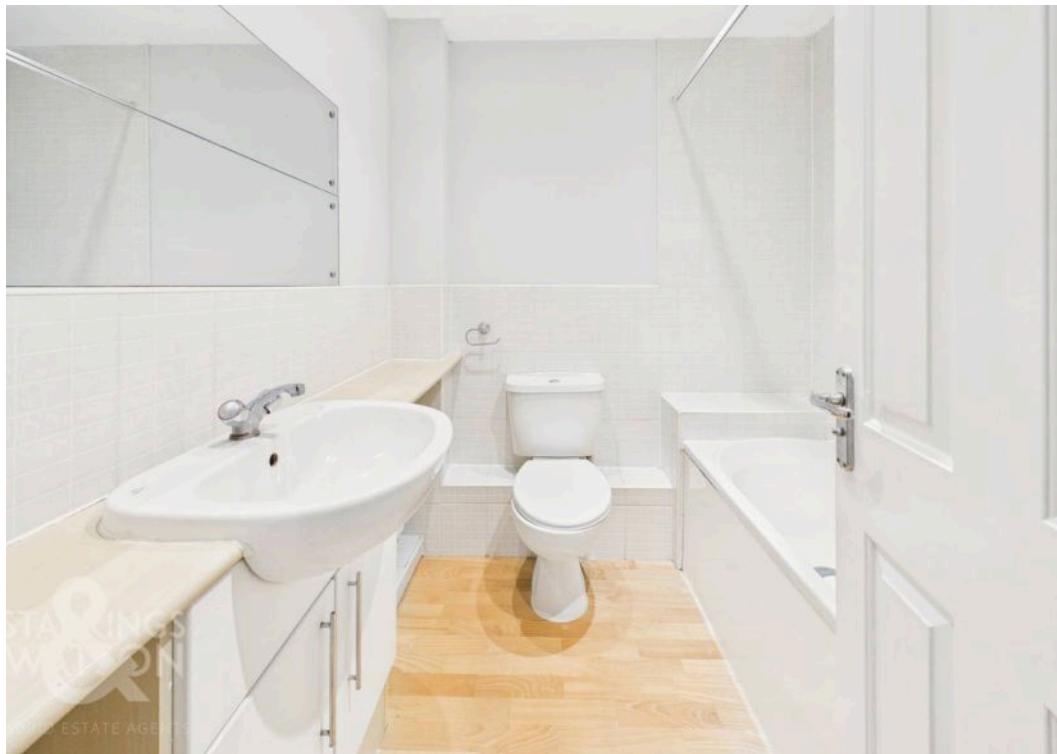
Postcode : NR8 5EJ

What3Words : ///wizard.sleeps.dislodge

VIRTUAL TOUR

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



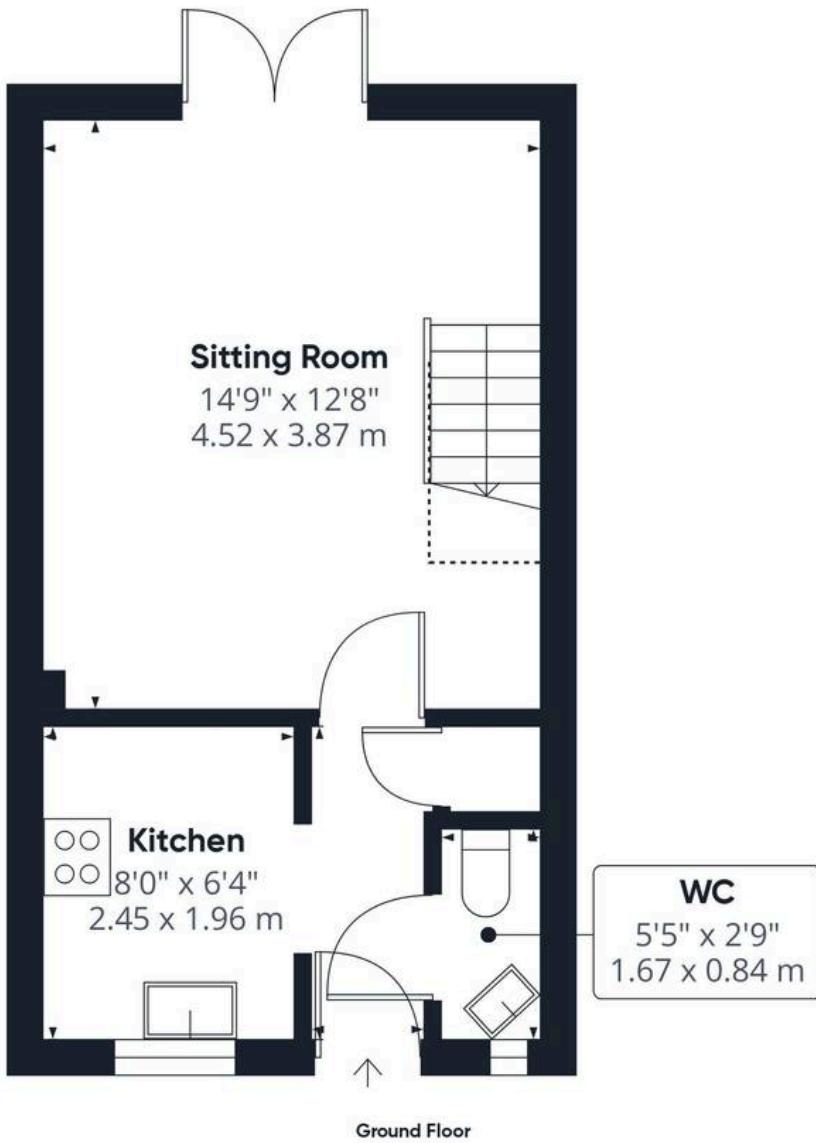




THE GREAT OUTDOORS

The rear garden is enclosed with timber fencing offering a good degree of privacy. There is a pleasant decked area leading from the rear of the house providing an ideal space for outdoor seating. There is a lawned area as well as pathway to the rear with a gate onto the parking area with an allocated parking space.





Approximate total area⁽¹⁾

545 ft²
50.6 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.