

16 Norbury Road, CF5 3AU

Virtual Tour: <https://bit.ly/>

£325000.00

Entrance

Accessed via UPVC double glazed door, tiled flooring, ceiling spot lights, radiator, stairs to the first floor landing.

Kitchen

A well appointed kitchen, fitted with a matching range of modern wall and base level cupboard and drawer units with work surfaces over, inset stainless steel sink and drainer unit with mixer tap, space and plumbing for domestic appliances, radiator, ceiling light point, double glazed windows to the side and rear, double glazed door to the side.

Through lounge / dining room

A large, through room with ample space for seating and dining areas with double glazed bay window to the front, double panelled radiators, ceiling spot lights, feature chimney breast with inset electric fire and wall mounted TV point, laminate flooring throughout, double glazed sliding patio doors to the rear.

First floor landing

Double glazed side aspect window, ceiling light point, coved ceiling, stairs to loft room, doors to:

Bedroom one

A good sized double bedroom with double glazed bay window to the front, ceiling light point, radiator, wood effect flooring.

Bedroom two

A good sized double bedroom with double glazed window to the rear, ceiling light point, radiator, wood effect flooring, built in storage cupboard.

Bedroom three

A single bedroom with double glazed front aspect window, ceiling light point, radiator.

Shower room

A beautifully appointed shower room fitted with a modern three piece suite comprising low level WC with push button dual flush, Vanity unit with wash basin, mixer tap and storage cupboard beneath, corner shower cubicle, ceramic tiled walls, vinyl flooring, heated towel rail, vinyl flooring, double glazed obscured window, ceiling spot lights.

Loft room

A good sized loft room with stairs up from the first floor, ceiling light point, Velux window, storage space into the eaves.

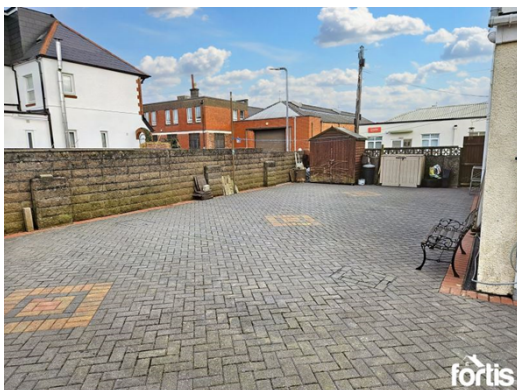
Outside

Set in generous corner plot, there are gardens to the front, side and rear.

The front garden is mainly laid to lawn behind a low level retaining wall, path to the front door and gated side access.

To the side / rear is a large, low maintenance garden laid to brick paviours, single garage with gated side access.

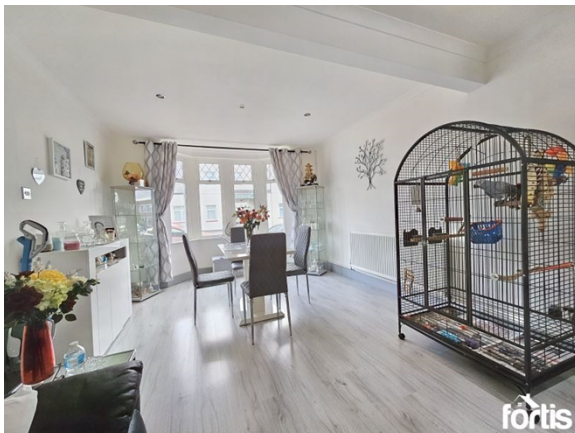
Garage





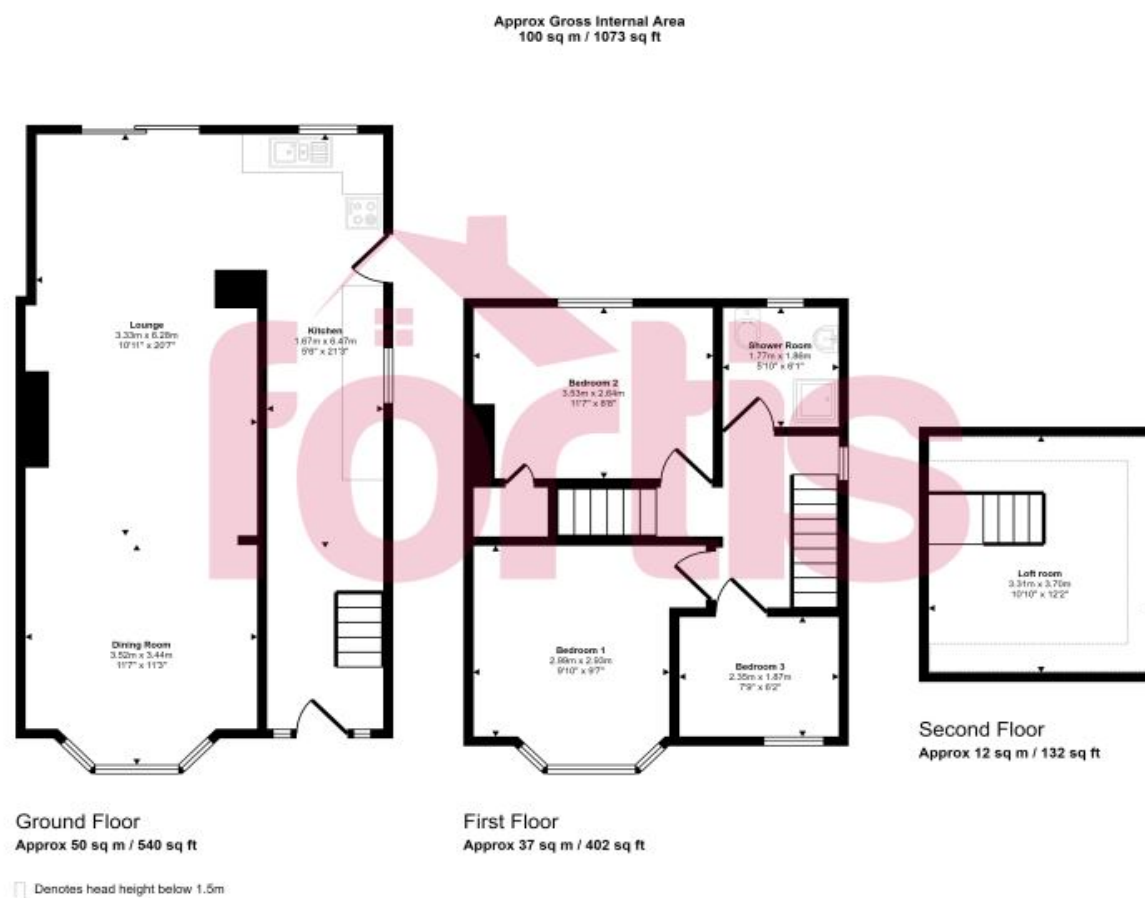
A well presented and extended family home, set in a generous corner plot offering parking, potential to extend (subject to gaining the necessary consents) and a garage.

This presented and extended family home is set in a generous corner plot with a single garage. The accommodation briefly comprises entrance hall, extended kitchen, three bedrooms to the first floor, modern shower room, loft room. Outside there is a generous corner plot offering parking, potential to extend (subject to gaining the necessary consents) and access to the garage.



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D	62	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



General Information

Fixtures & Fittings: All fixtures and fittings are expressly excluded from the sale unless specifically mentioned herein.

Tenure: Freehold

Viewing: By appointment only through Fortis

Agent's Notes: While we endeavour to make our sales details accurate and reliable, please contact the office for clarification on any point.

None of the statements contained in the particulars of this property is to be relied on as statement of fact.

Photographs are used to illustrate the style of property and do not imply that any items shown are included within the sale price.



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