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Waveney Close, The Grange, NN11 4PY

£195,000 Terraced

3 1 1



Department: Sales

Tenure: Freehold





Property Summary

Introducing this well presented three-bedroom midterrace home, offering modern living in a convenient location.

Features & Utilities

- ✓ Three Bedrooms
- ✓ Terrace
- ✓ Ideal For First Time Buyers & Investors Alike
- ✓ Well Proportioned Throughout
- ✓ Downstairs WC
- ✓ Close To Local Amenities
- ✓ Front & Rear Gardens
- ✓ uPVC Double Glazing
- ✓ Gas Radiator Heating
- ✓ No Onward Chain

Property Overview

Introducing this well presented three bedroom mid terrace home, offering modern living in a convenient location. Situated on the edge of the popular Grange development, the property is ideally suited to first time buyers looking to step onto the property ladder or investors seeking a reliable rental opportunity.

The home has been well maintained throughout, creating a warm and welcoming feel from the moment you arrive.

Entry is via the front garden, enclosed by attractive wooden picket fencing and featuring a pathway that leads to the front porch. Once inside, the layout has been thoughtfully designed to offer both comfort and practicality. The property boasts a spacious, contemporary kitchen/diner, perfect for family meals or entertaining guests, and a generous lounge that provides an ideal space for relaxation. A modern ground floor WC adds additional convenience.

The first floor is home to three well proportioned bedrooms, each offering versatility for sleeping accommodation, home working, or guest space, along with a stylish family bathroom finished to a modern standard.

To the rear, the property benefits from a delightful conservatory, extending the living space and offering a bright spot to enjoy the garden year round. Beyond this lies the enclosed, low-maintenance rear garden, featuring a patio area ideal for outdoor dining, relaxing, or entertaining during the warmer months.

This lovely home is ready to move into and offers comfortable, modern living in a highly desirable residential area.

EPC Rating: C. Council Tax Band: A

GROUND FLOOR

PORCH

HALLWAY

WC

LOUNGE

KITCHEN

CONSERVATORY

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

OUTSIDE

FRONT GARDEN

REAR GARDEN

MATERIAL INFORMATION

Type – Terraced

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band A

EPC Rating – Ask Agent
Electricity Supply – Mains
Gas Supply – No Gas
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Electric Heating
Parking – No Parking Available
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years, No flood defences
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – No restrictions, No private right of way, No Public right of way
Rights and Easements – Ask Agent

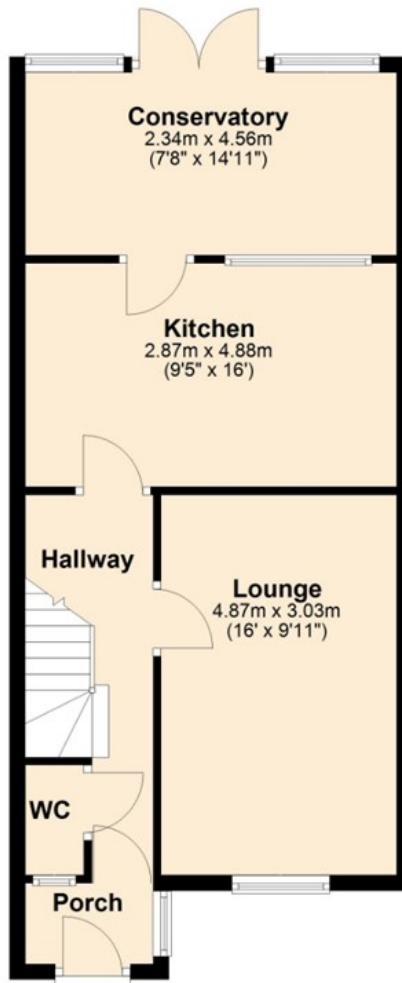
AGENTS NOTES

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Floorplan

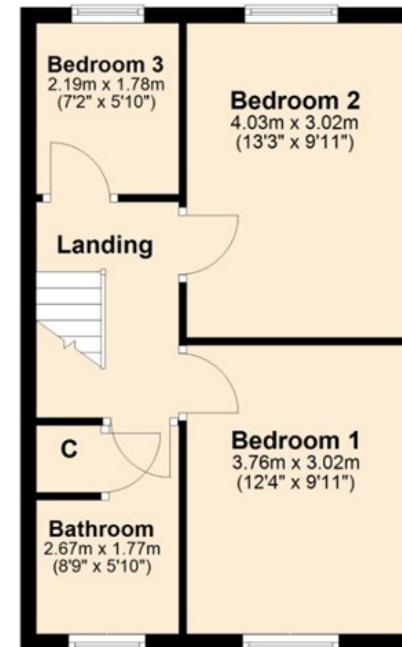
Ground Floor

Approx. 51.2 sq. metres (550.6 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.6 sq. feet)



Total area: approx. 89.9 sq. metres (968.2 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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