

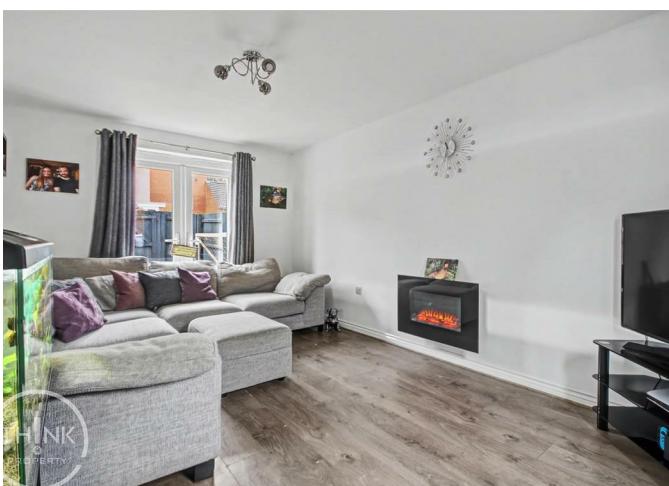


FREEHOLD

House - Semi-Detached

# 7 RUFUS STREET, COSTESSEY, NORWICH, NR8 5ER

Offers Over  
**£260,000**



## FEATURES

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- EN SUITE TO MAIN BEDROOM
- KITCHEN/DINING ROOM
- DOWNSTAIRS TOILET
- ENCLOSURE REAR GARDEN
- DRIVEWAY & GARAGE
- SOUGHT AFTER POSITION



# 3 Bedroom House - Semi-Detached located in Norwich

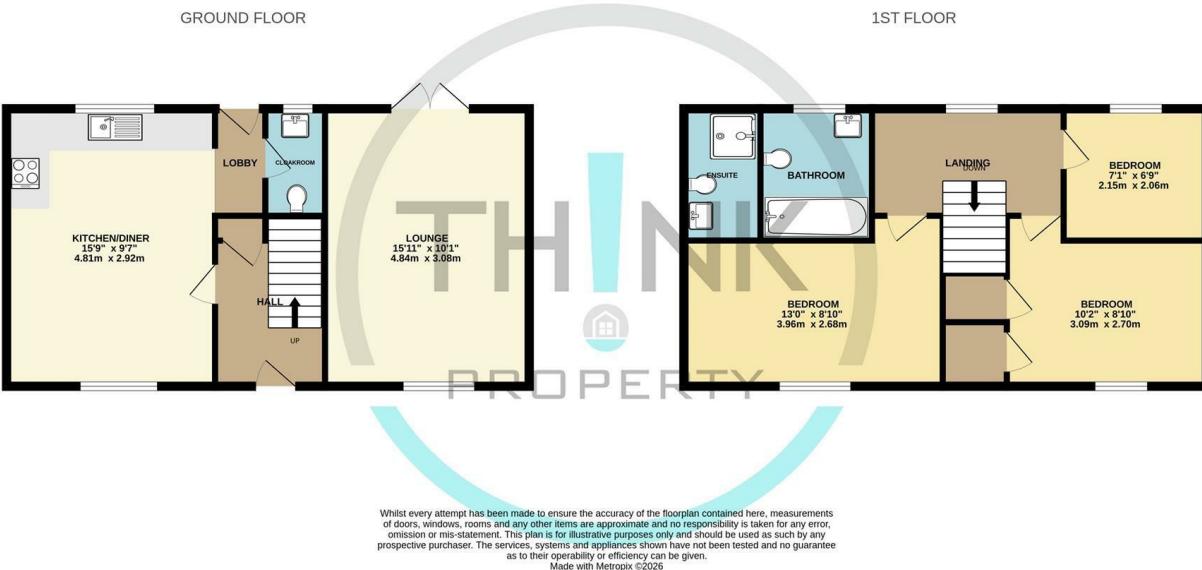
Think Property are delighted to offer this beautifully presented three-bedroom semi-detached house on Rufus Street offering a perfect blend of comfort and modern living.

Upon entering, you are welcomed by a spacious entrance hall that leads to a well-appointed kitchen and dining room, ideal for family meals and entertaining guests. The ground floor also features a cloakroom for added convenience and a cosy lounge, perfect for relaxation.

The first floor boasts three generously sized bedrooms, with the main bedroom benefiting from an en suite bathroom, providing a private retreat. A family bathroom serves the other two bedrooms, ensuring ample facilities for all.

Outside, the property features an enclosed low-maintenance garden, complete with grass and a hard-standing patio, making it an excellent space for outdoor gatherings or simply enjoying the fresh air. Additionally, there is parking available for one vehicle, along with access to a garage, enhancing the practicality of this delightful home.

This property is an ideal choice for families or professionals seeking a stylish and functional living space in a desirable location. With its modern amenities and thoughtful design, this semi-detached house is sure to impress.



Call us on  
**01603 338433**

**norwich@thinkproperty.ltd**  
**<https://www.thinkproperty.ltd/>**

**Council Tax Band  
C**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	81
EU Directive 2002/91/EC			

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

