



## 35 Fresher Mews, Norwich

£220,000 Freehold

A well-rounded location is home to this modern, ideal first-time purchase at Fresher Mews. Offering a combination of convenience and comfort, this property is perfectly situated with easy access to the University of East Anglia, the city centre and the Norfolk and Norwich University Hospital. Boasting two allocated parking spaces, spacious interiors, and a contemporary kitchen, the home is designed for hassle-free living. The property also features two generous double-aspect bedrooms, a stylish bathroom, and a private rear garden, making it the ideal space for couples or small families. With excellent local amenities and transport links, this home is ready to move into and offers everything needed for modern living.



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**The Location**

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For commuters, the A47 is just moments away, providing excellent road links to the wider region. Additionally, the vibrant amenities of Costessey are close by, including Longwater Retail Park, offering a mix of shopping, dining, and services. Regular bus routes further enhance the connectivity, making this a well-rounded location for all aspects of modern living.

### Fresher Mews

This property presents an excellent opportunity for a first-time buyer, offering modern interiors and a move-in-ready condition. It's an ideal home for those seeking a hassle-free transition, featuring contemporary finishes and a well-thought-out layout that caters to a variety of needs.

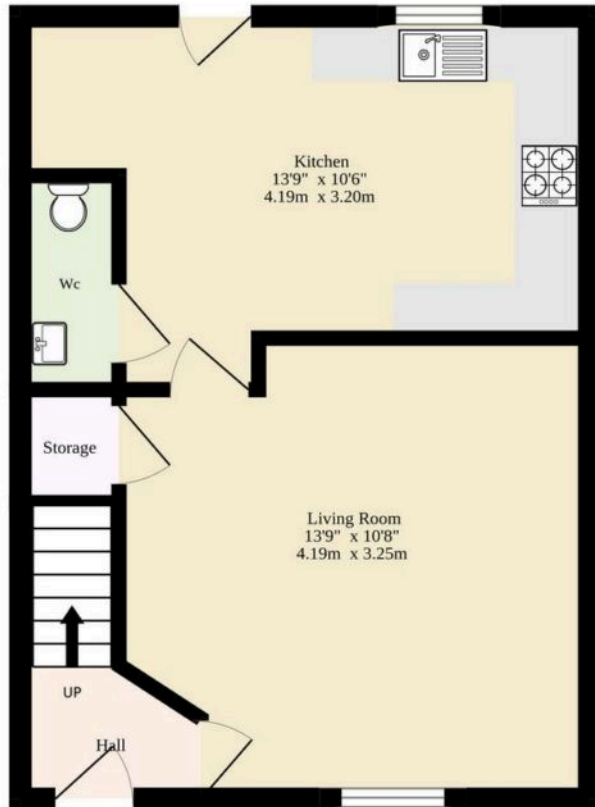
One of the standout features is the rarity of two allocated parking spaces, making this home particularly suited for couples with two vehicles, ensuring both convenience and practicality.

As you step inside, the entrance hallway sets the tone for the rest of the home, with stairs ahead leading to the upper floors. The spacious sitting room offers a welcoming atmosphere, enhanced by a front-facing window that floods the room with natural light.

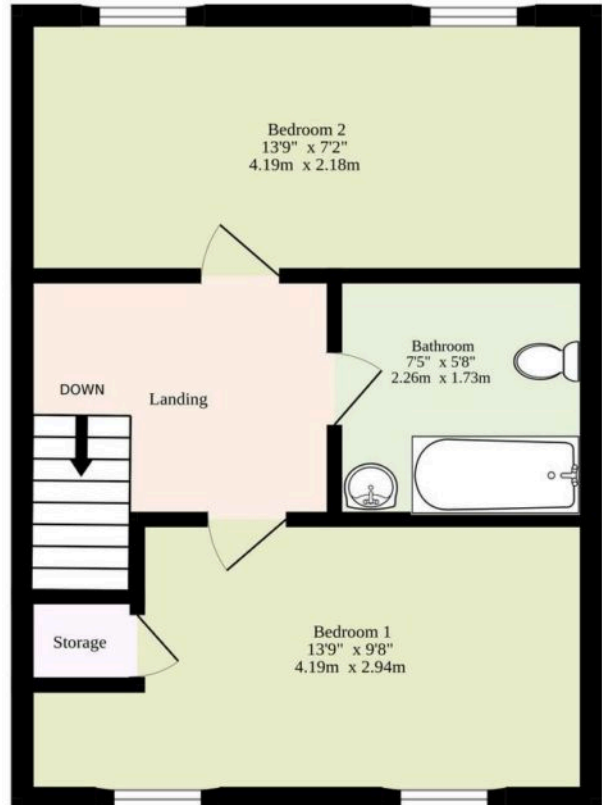




**Ground Floor**  
348 sq.ft. (32.3 sq.m.) approx.



**1st Floor**  
323 sq.ft. (30.0 sq.m.) approx.



**TOTAL FLOOR AREA : 671 sq.ft. (62.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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