

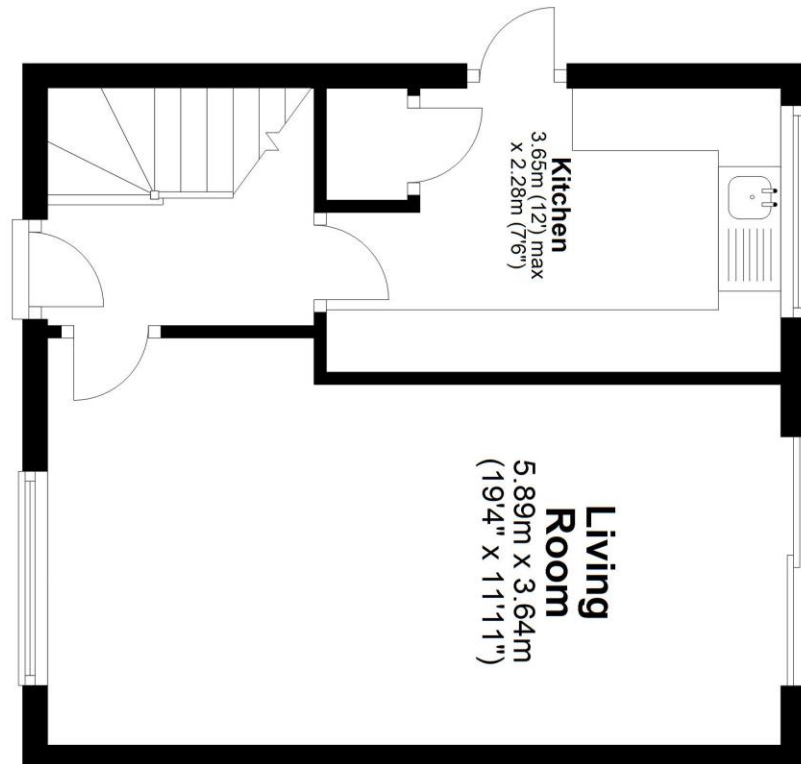
# HADLEY TAYLOR

## 1 WATKIN ROAD, NORWICH NR4 6LH

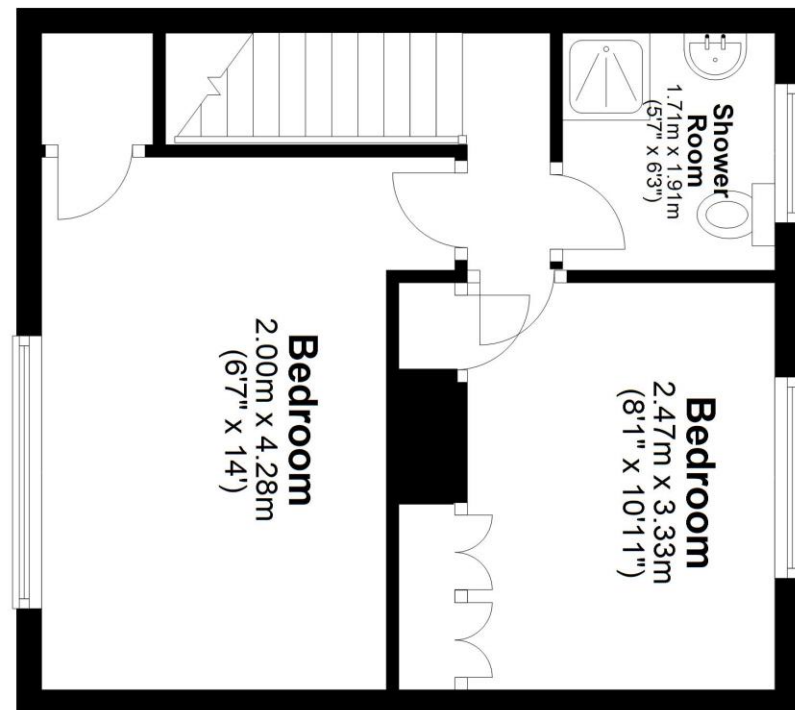
END OF TERRACE EX-LOCAL AUTHORITY HOUSE LOCATED IN A QUIET ROAD WITHIN A MILE AND A HALF OF THE CITY CENTRE WITH ENTRANCE HALL, LIVING ROOM, KITCHEN, 2 DOUBLE BEDROOMS, SHOWER ROOM, OFF ROAD PARKING, DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, GARDEN AND NO ONWARD CHAIN ENERGY RATING D



**GUIDE PRICE £200,000**



**Ground Floor**  
Approx: 33.3 sq. metres (358.1 sq. feet)



**First Floor**  
Approx: 31.2 sq. metres (336.0 sq. feet)

Total area: approx. 64.5 sq. metres (694.2 sq. feet)

Note: Hadley Taylor for themselves and for the vendor or lessees of this property whose agents they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Hadley Taylor has any authority to make or give any representation or warranty whatever in relation to this property.

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**Hadley Taylor Estate Agents, 37a Leopold Road, Norwich, NR4 7PJ**  
Tel: 01603 250248 [www.hadleytaylor.com](http://www.hadleytaylor.com)

## Location

The property is located within a mile and a half of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively night life, cultural and social activities as well as good shopping and an historic centre. State, faith and independent schools for all age groups, local shopping facilities, public houses and parks are all within walking distance. The University of East Anglia and the Norfolk and Norwich University Hospital are also close by. From Norwich there is a half hourly main line rail service to London Liverpool Street with a fastest journey time of one hour and forty minutes.

## Accommodation

The ground floor accommodation comprises entrance hall, living room with fireplace and patio doors to the rear, and kitchen. On the first floor there are two double bedrooms and shower room off the landing. The property benefits from gas fired central heating and double glazing.

## Outside

The front garden is mainly laid to lawn with shrub beds and borders, a tree, a large timber garden shed and off road parking. The rear garden is laid to lawn with shrub borders, a brick built garden store and side access.

## Directions

Leave Norwich on Ipswich Road, cross over the outer ring road, take the third left hand turn into Locksley Road and the first right hand turn into Watkin Road. The property is the first house on the left hand side of the road.

## Local Authority

Norwich City Council

## Services

We understand that mains electricity, gas, water and sewerage are connected to the property.

## Viewing

Strictly through Vendor's sole agents: Hadley Taylor 01603 250 248

## Selling your home

Why not take advantage of our free market appraisal and valuation service? Ask about our competitive commission rates, our unique value added services to vendors, our innovative marketing and extensive advertising coverage.

## Hours of Business

Monday to Friday: 0900 – 1730, Saturdays: 1000 – 1300



Living Room



Kitchen



Bedroom 1



Bedroom 2



Rear Garden



Off Road Parking