



Firs Road, Norwich NR6 6UP

welcome to

Firs Road, Norwich

OFFERED FOR SALE WITH NO UPWARD CHAIN! This detached two-bedroom bungalow is located within a pleasant cul-de-sac, offering an excellent opportunity for retirees and downsizers due to its straight move in feel and within easy reach of local amenities as well as local transport links! View now!



Accommodation

Firs Road is located within the highly regarded Northwest Norwich suburb of Hellesdon which lies 4 miles from the city centre.

Hellesdon is a large suburb that offers a comprehensive range of facilities and amenities with well routed bus links to the city centre and further afield. The gateway to the world is on your doorstep with Norwich international airport just a short distance away.

The property sits in a cul de sac location benefiting from accommodation of entrance hall, kitchen, inner hallway, lounge, dining area formally bedroom three), two double bedrooms and shower room.

Externally the property is approached via a shingled driveway with open plan garden laid to lawn. The driveway provides parking accompanied by a carport. To the rear there is a landscaped garden with shingled patio area leading from the rear to a lawned garden with well stocked borders and timber storage shed.

Internal viewing is highly recommended.

Entrance Hall

Double glazed door to side aspect, LVT flooring, radiator, door to inner hallway, open to kitchen.

Kitchen

11' 1" narrowing to 7' 1" x 11' 2" (3.38m narrowing to 2.16m x 3.40m)

Double glazed windows to front and side aspect, fitted kitchen comprising a comprehensive range with a range of wall and base units, roll top work surfaces over, inset ceramic sink and drainer, electric hob and oven, integrated washing machine, and fridge freezer, radiator.

Inner Lobby

Door from entrance hall, airing cupboard housing gas fired central heating boiler, loft access, doors to lounge, shower room and both bedrooms.

Lounge

13' max x 17' 9" (3.96m max x 5.41m)

Double glazed full height window to front aspect, electric feature fireplace and radiator.

Bedroom One

8' 9" x 13' 3" (2.67m x 4.04m)

Double glazed window to rear aspect, radiator.

Bedroom Two

11' 1" narrowing to 8' 4" x 12' 4" (3.38m narrowing to 2.54m x 3.76m)

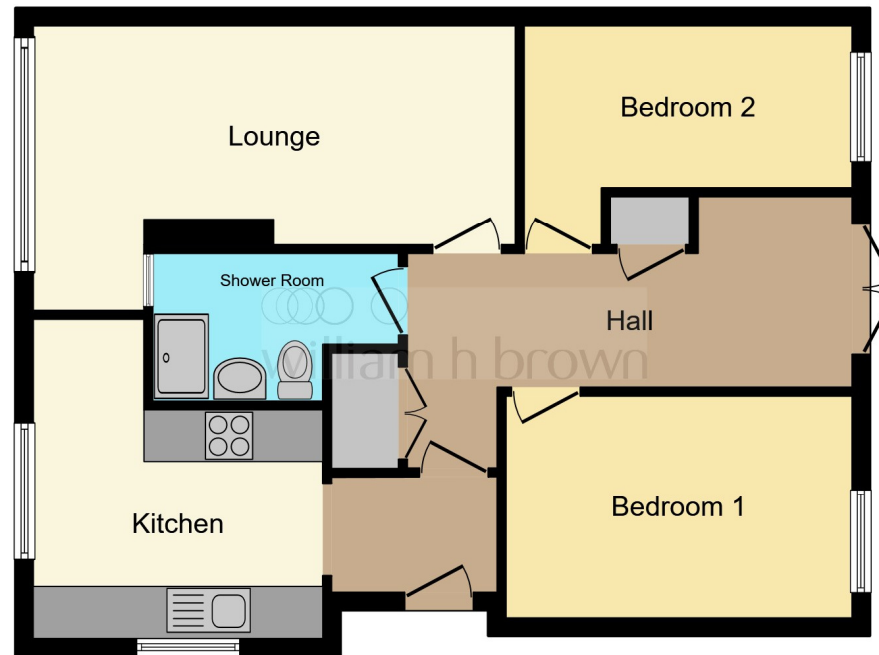
Double glazed window to rear aspect, radiator.

Shower Room

Modern suite comprising shower cubicle, pedestal sink, low level wc, vaulted ceiling, tiled floor, fully tiled walls, extractor fan, heated towel rail.

Outside

The property is approached via a shingled driveway with open plan gardens laid to lawn. The driveway provides parking accompanied by a carport. To the rear there is a landscaped garden with shingled patio area leading from the rear to a lawned garden with well stocked borders and timber storage shed.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Firs Road, Norwich

- TWO BEDROOM DETACHED BUNGALOW
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- LANDSCAPED GARDENS TO FRONT AND REAR

Tenure: Freehold EPC Rating: D

offers in the region of

£260,000

directions to this property:

From the W H Brown office on Reepham Road, proceed to the roundabout in the Norwich City direction. Then turn left and take the first turning left into Firs Road. Then take the first left hand turn also Firs Road where the property can be found on the right-hand side identified by our W H Brown for sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL102637 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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