



Fairways, Norwich NR6 5PN

welcome to

Fairways, Norwich

CUL-DE-SAC LOCATION Proximity to the bus stop and within reach of local amenities and facilities. This three-bedroom home with downstairs wc and conservatory would make an ideal second home movers' property. It has the added benefit of a garage conversion which extends the living space!



Accommodation

THIS WELL PRESENTED THREE BEDROOM MID TERRACE HOUSE is in the popular NR6 postcode just to the west of Norwich city centre. It would make a perfect purchase for first time buyers or young family, and benefits from two reception rooms, a well-maintained garden and parking for multiple vehicles.

Internally the accommodation comprises of; entrance lobby, wc, dining room/snug (formally the garage), living room, inner hallway, kitchen, and conservatory. This is complemented to the first floor by three bedrooms off the landing and the family bathroom.

Properties like this are in high demand, therefore a full and early internal inspection is highly recommended.

Entrance Lobby

External entrance door to side aspect and radiator.

Wc

Suite comprising wc, wash hand basin and upvc double glazed window to side aspect.

Dining Room (former Garage)

18' 2" x 7' 4" (5.54m x 2.24m)

Wood effect flooring, radiator and upvc double glazed window to front aspect.

Living Room

23' 1" x 10' 7" (7.04m x 3.23m)

Upvc double glazed window to front aspect, two radiators, double doors to conservatory and opening to inner hallway.

Inner Hallway

Stairs to first floor landing, door opening to kitchen.

Kitchen

9' 1" x 8' 3" (2.77m x 2.51m)

A range of wall and base units with work surfaces over, single bowl sink, four ring gas hob with electric oven and internal window looking into conservatory.

Conservatory

17' 9" x 8' 3" (5.41m x 2.51m)

Of upvc double glazed construction on a brick base with double doors opening to rear garden.

First Floor Landing

Giving access to three bedrooms and bathroom.

Bedroom One

11' 2" x 8' 7" (3.40m x 2.62m)

Upvc double glazed window to front aspect, built in wardrobes, upvc double glazed window to front aspect and radiator.

Bedroom Two

9' 8" x 9' 4" (2.95m x 2.84m)

Upvc double glazed window to rear aspect, radiator and built in wardrobe.

Bedroom Three

9' 5" x 7' 4" (2.87m x 2.24m)

Upvc double glazed window to front aspect and radiator.

Bathroom

Suite comprising panelled bath with shower over, wash hand basin, wc, radiator and storage cupboard housing gas fired central heating boiler.

Outside

Externally to the front elevation is a driveway providing off-road parking for multiple vehicles, and this is complemented to the rear by a well-maintained low maintenance garden with storage shed.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online williamhbrown.co.uk/Property/HEL102747



welcome to

Fairways, Norwich

- Mid Terrace Home
- Three Bedrooms Of Which Two Are Doubles
- Two Reception Rooms
- Conservatory
- Downstairs WC

Tenure: Freehold EPC Rating: C

£260,000



directions to this property:

From the W H Brown office in Hellesdon, follow the Reepham road towards Norwich city and take the first right onto Bernham road. Continue until the T-junction meeting Woodland Road and then turn left, follow the road round and Fairways is on the right-hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEL102747



Property Ref:
HEL102747 - 0005

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.



william h brown



01603 487888



hellesdon@williamhbrown.co.uk



303 Reepham Road, Hellesdon, NORWICH,
Norfolk, NR6 5AD



williamhbrown.co.uk