



Marauder Road, Norwich NR6 6HD

welcome to

Marauder Road, Norwich

WILLIAM H BROWN ARE DELIGHTED TO PRESENT THIS IMMACULATE MID TERRACE THREE STOREY TOWN HOUSE located in the popular NR6 suburb of Norwich. The property itself would make a fantastic first-time buy or family home and benefits from three bedrooms, enclosed garden, and garage en-bloc.



Accommodation

THIS IMMACULATE WELL PRESENTED THREE STOREY TOWN HOUSE is in the popular NR6 postcode just to the west of Norwich city centre. This home would make a perfect purchase for first time buyers or families and benefits from three bedrooms, two located on the floor with spacious master to the second floor with en-suite, a well-maintained garden, and garage en-bloc.

Internally the accommodation comprises of; to the ground floor entrance hall, kitchen, living/dining space, w/c and storage to the ground floor. On the first floor, there are two bedrooms off the landing and the family bathroom with the master and en-suite to the second floor.

View is highly advised!

Entrance Hall

External entrance door to front aspect, stairs to first floor landing and gives access to wc, kitchen and living/dining room.

Wc

Suite comprising wash hand basin with mixer tap, wc, and extractor fan.

Kitchen

10' 9" x 7' 8" (3.28m x 2.34m)

A range of wall and base units with work surfaces over, integrated dishwasher, electric oven and four ring hob, 1 1/2 bowl sink and drainer, plumbing for washing machine and upvc double glazed window to front aspect.

Living/Dining

15' 4" Max x 14' 9" (4.67m Max x 4.50m)

Upvc double glazed window and french doors opening to garden, two radiators, and under-stairs storage.

First Floor Landing

Giving access to two bedrooms and bathroom, storage cupboard and stairs rising to second floor landing.

Bedroom Three

10' x 7' 9" (3.05m x 2.36m)

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

Bedroom Two

14' 9" x 10' (4.50m x 3.05m)

Two upvc double glazed windows to rear aspect, radiator, and two built in wardrobes.

Bathroom

Suite comprising bath with shower over, wc, radiator, wash hand basin and upvc double glazed window to front aspect.

Second Floor Landing

Giving access to master bedroom.

Master Bedroom

14' 8" x 14' 9" Max (4.47m x 4.50m Max)

Upvc double glazed window to front aspect and radiator. Giving access to dressing area and ensuite.

Dressing Area

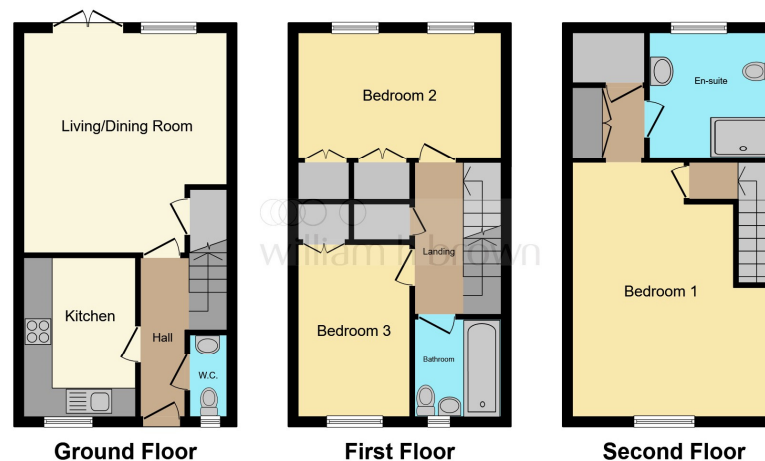
Two built in wardrobes and access to en-suite.

En-Suite

Suite comprising built in shower, wc, wash hand basin and radiator.

Outside

To the rear, there is an enclosed low maintenance garden, comprising of shingle, decking and a patio area laid to slabs, ideal for enjoying the summer months. Further enclosed by panelled fencing and personal gate to the rear. To the front elevation is an open fronted shingle garden area, security light and path leading to front entrance door.



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/HEL103170



welcome to

Marauder Road, Norwich

- Three Storey Town House
- Three Bedrooms
- Family Bathroom + Master Ensuite
- Well Presented Throughout
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: C

directions to this property:

Follow the Reepham Road towards the direction of Norwich city, at the roundabout take the first exit onto Middletons Lane and at the traffic lights turn right hand onto Cromer Road and then merge left on to Fifers Lane. At the mini roundabout take first exit onto Marauder Road where the property can be found identified by our W H Brown for sale board,

£310,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEL103170



Property Ref:
HEL103170 - 0004

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