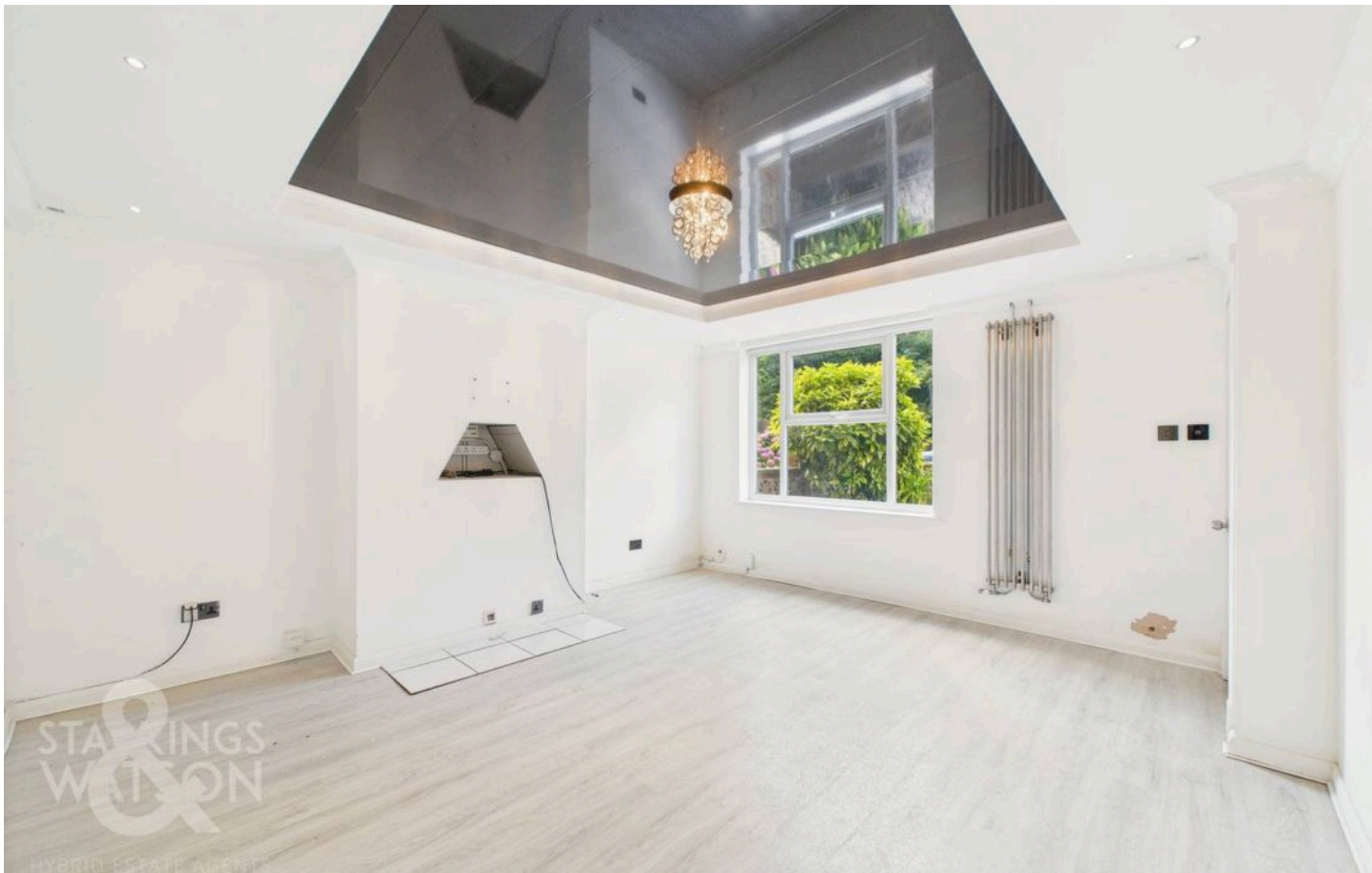




Jex Road, Norwich - NR5 8XJ





## Jex Road

Norwich

NO CHAIN! This END OF TERRACE HOUSE offers UPDATED and IMPROVED accommodation in a CONVENIENT LOCATION. Heading inside, a HALLWAY ENTRANCE offers stairs to the first floor and opens to the SITTING ROOM with integral storage and opens to the fully fitted KITCHEN with access to the GARDEN. To the right, a doorway leads to the four piece FAMILY BATHROOM. Heading upstairs, the galleried landing offers doors opening to THREE BEDROOMS serviced by a modern three piece FAMILY SHOWER ROOM. Outside, ample DRIVEWAY PARKING can be found with a GARAGE. The rear GARDEN is fully ENCLOSED and PRIVATE.



Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- End of Terrace House
- Updated & Improved Accommodation
- Fully Fitted Kitchen with Integrated Appliances
- Three Bedrooms
- Driveway Parking & Garage
- Low Maintenance Private & Enclosed Garden
- Close Proximity to the City Centre and Hospital

Located on the fringe of Norwich City, this property is ideally placed within convenient distance to the main shopping district, University of East Anglia, Norfolk and Norwich hospital, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

#### SETTING THE SCENE

Set back from the road boasting a generous corner plot enclosed by brick wall, ample driveway parking can be found fronting the garage. With a sloped walkway leading past the shingle front garden down to the main entrance.





## THE GRAND TOUR

Stepping inside, the hallway entrance offers hard flooring for ease of maintenance with stairs rising to the first floor. A door opens to the sitting room, enjoying a front facing aspect from uPVC double glazed windows ensuring the room is bathed in natural light, a tall designer radiator provides a focal point and ensures the space is warm years round. To the corner of the room, a large integral storage space can be found with an adjacent door opening to the kitchen. This room, offering a dual aspect offers access to the garden. The kitchen itself benefits from a range of wall and base storage cupboards wrapping around the room. Additionally benefitting from an integral oven, four burner gas hob and extractor with undercounter space for further white goods. The ground floor bathroom can be found off the corner of the kitchen, a generously proportioned space with floor to ceiling tiling throughout and including a three piece suite including a shower over the bath with a glass splashback.

Ascending the carpeted staircase to the first floor landing, loft access can be found above, with hard flooring underfoot continuing to three bedrooms. All three rooms include uPVC double glazed windows and designer radiators. Completing the accommodation, the family shower room offers an additional three piece suite including a glass enclosed shower cubicle.

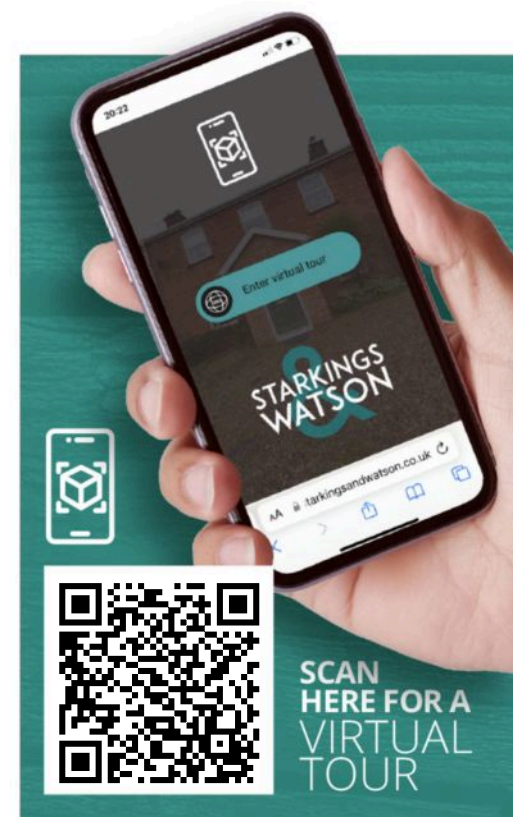
## FIND US

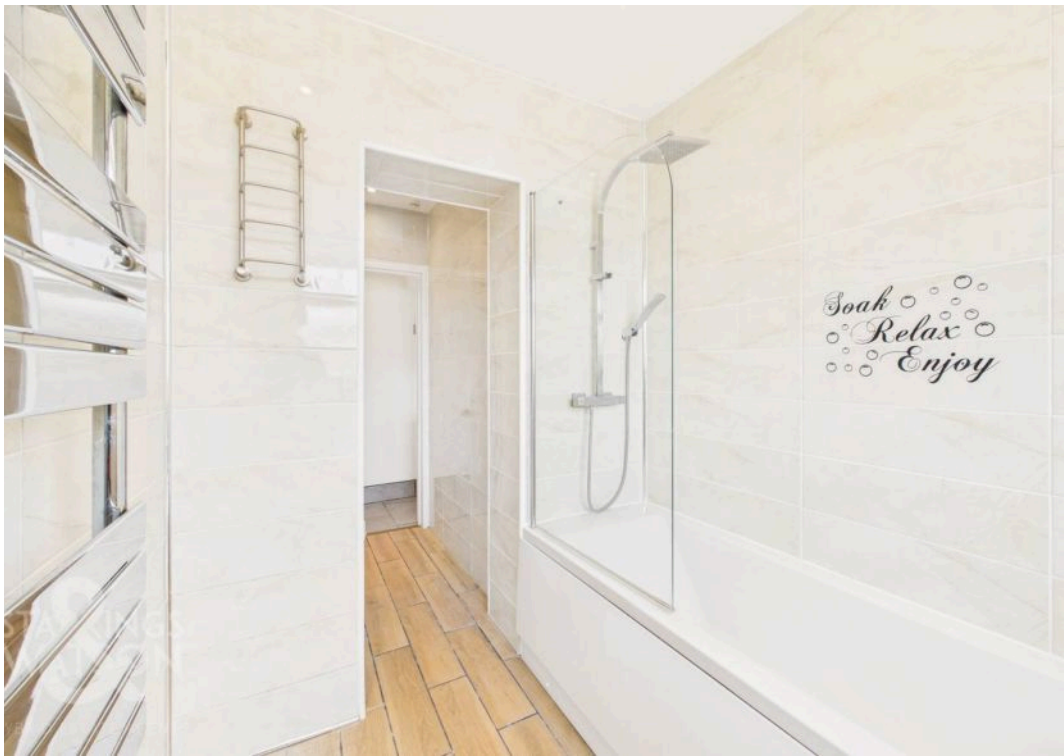
Postcode : NR5 8Xj

What3Words : ///funds.most.visits

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





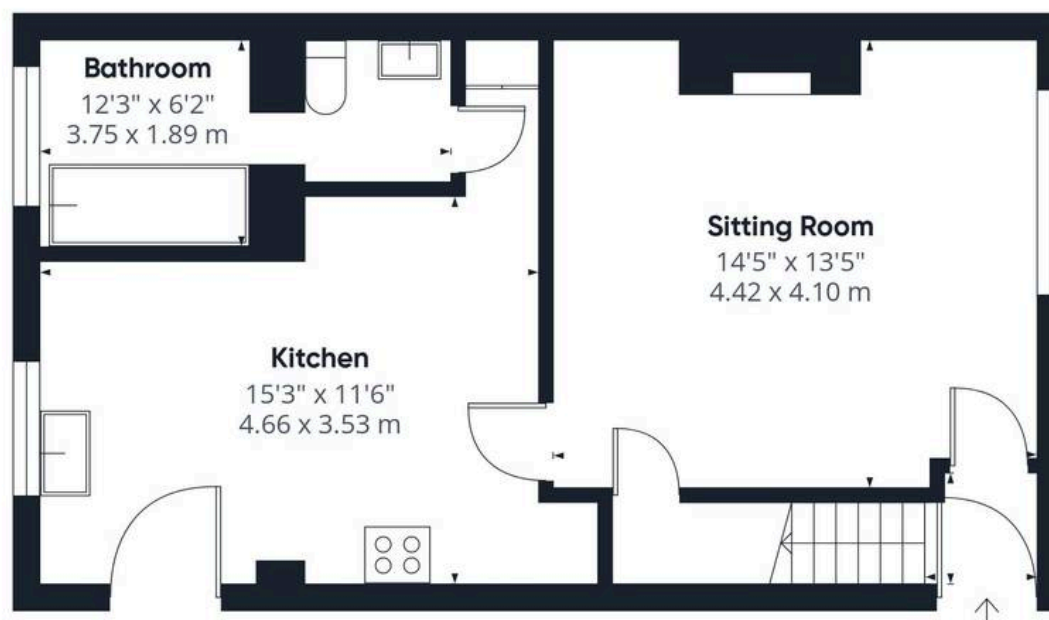




## THE GREAT OUTDOORS

Stepping outside via the kitchen, access to the front of the property can be found to the left of the property and a side pedestrian entrance to the garage. The garden is low maintenance predominantly laid to a flagstone patio with a shingle border. The garden also includes a large storage shed, that could also be used as a home studio.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

796 ft<sup>2</sup>

73.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.