



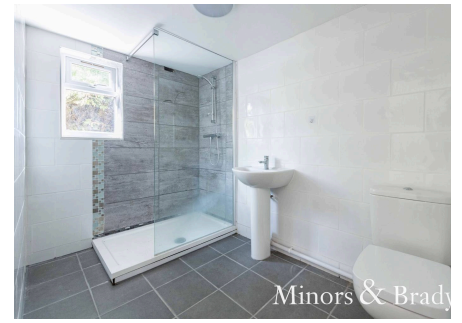
19 Robson Road, Norwich

OIEO £290,000 Freehold

Situated in a prime location, this well-presented six-bedroom semi-detached house offers a rare opportunity to acquire a property of generous proportions at an affordable price point. Boasting a well-designed layout across two floors, this property offers an abundance of space for a growing family or even a savvy investor looking for a potential opportunity to let out to students.

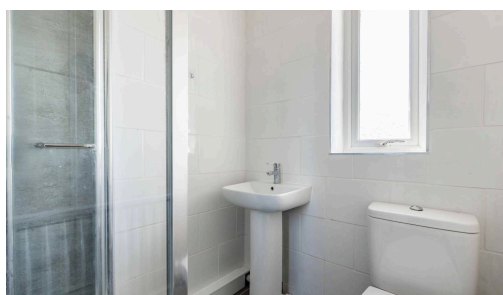
Location

Located in the heart of a well-connected and thriving community, Robson Road, Norwich offers the perfect balance of convenience and comfort. Situated in a popular residential area, this address benefits from excellent transport links, with easy access to the A47 and Norwich city centre, making commuting effortless. The property is just a short distance from the University of East Anglia (UEA), Norfolk and Norwich University Hospital, and local business hubs, making it ideal for professionals, students, and families alike. Nearby, you'll find a range of essential amenities, including supermarkets, schools, parks, and leisure facilities, ensuring that everything you need is within easy reach. With a strong sense of community and a blend of urban convenience and green spaces, Robson Road is a sought-after location for those looking to enjoy all that Norwich has to offer.



Robson Road

Upon entering into the entrance hall, the ground floor presents two of the six double bedrooms, providing flexibility for guest accommodation or the convenience of a home office. The modern, well-equipped kitchen offers a range of amenities for culinary activities and seamlessly flows into the spacious dining room, presenting easy access to the enclosed rear garden via a single door.



Completing the ground floor is the third bedroom and a convenient ground floor shower room.

Moving to the upper level, the remaining three bedrooms provide comfortable and private sanctuaries for rest and relaxation. Accompanied by a well-appointed bathroom and a separate WC, this floor encapsulates the essence of modern living with convenience in mind.

The property's front and rear gardens offer tranquil outdoor spaces brimming with potential for landscaping enthusiasts or those seeking an al fresco retreat within the confines of their own home. Whether it be gardening, relaxing in the fresh air, or entertaining guests, the possibilities are endless within this spacious and versatile property.

Nestled on the outskirts of Norwich, the property benefits from excellent transport links, ensuring effortless commuting with swift access to the A47 and Norwich city centre. The lifestyle convenience is further complemented by the presence of off-road parking available with a driveway, guaranteeing hassle-free parking for residents and guests alike.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

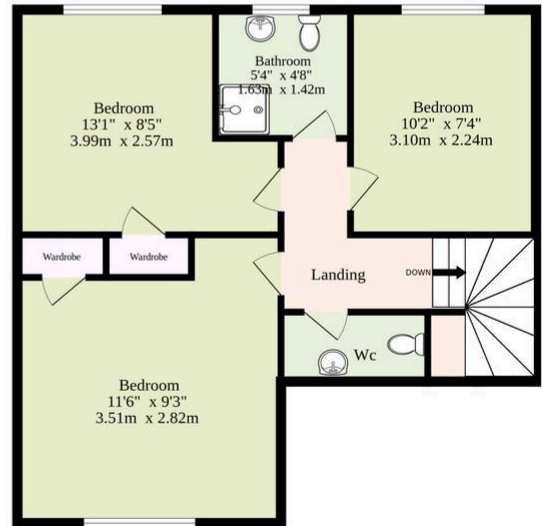
EPC Environmental Impact Rating: C



Ground Floor
728 sq.ft. (67.6 sq.m.) approx.



1st Floor
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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