







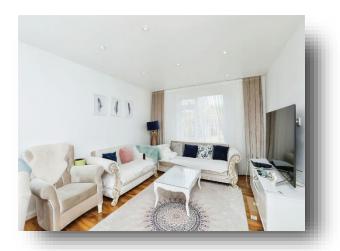


welcome to

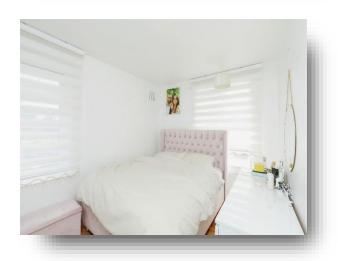
Clarkson Road, Norwich

THIS FOUR BEDROOM SEMI-DETACHED HOUSE which would be suitable either as a buy to let investment or as a family home in the popular NR5 postcode of Norwich. ** Viewings are highly recommended not to miss out on this fantastic property!! **













Lounge

19' 9" x 11' 9" (6.02m x 3.58m) Windows to front and rear, laminate flooring and stairs to first floor.

Kitchen

12' 1" x 11' 6" (3.68m x 3.51m)

Wall and base units, work surfaces, plumbing for washing machine, plumbing for dish washer, gas hob, electric oven and central heating boiler.

Lean-To

Storage cupboard, tiled flooring and door to rear.

Bathroom

Bath with shower over, wash hand basin, W/C, radiator, tiled flooring and window to front.

First Floor Landing Bedroom One

11' 9" x 9' 6" (3.58m x 2.90m) Window to front, laminate flooring and radiator.

Bedroom Two

11' 9" x 9' 6" (3.58m x 2.90m)

Window to rear, laminate flooring and radiator.

Ensuite

Wash hand basin, W/C, laminate flooring and extractor fan.

Bedroom Three

11' 6" x 6' 4" (3.51m x 1.93m)

Window to rear, laminate flooring and radiator.

Bedroom Four

12' 2" x 8' 3" (3.71m x 2.51m)

Window to front and side, laminate flooring and radiator.

Exterior

To the front, there is a dropped kerb giving access to the driveway.

To the rear, there is a fully enclosed rear

garden, mainly laid to lawn with gated access to the side.





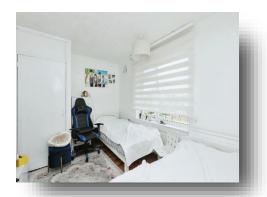
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Clarkson Road, Norwich

- Four great sized bedrooms
- Ensuite and family bathroom
- Low maintenance rear garden
- Great family home or buy to let investment
- Off-road parking

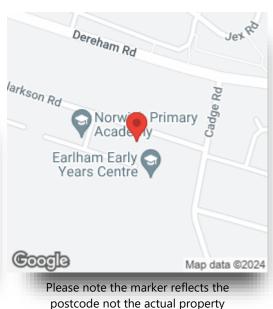
Tenure: Freehold EPC Rating: C

£250,000









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Property Ref: NOR140699 - 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.





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