









# welcome to

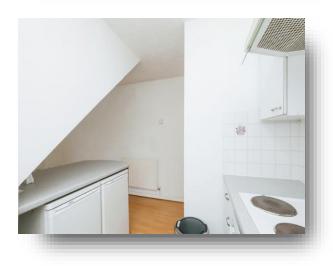
# **Radcliffe Road, Drayton Norwich**

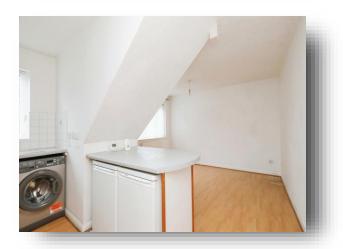
A FANTASTIC FIRST TIME HOME OR INVESTMENT OPPORTUNITY! A SUPERB, ONE BEDROOM CORNER, CLUSTER TOWNHOUSE situated in this quiet, cul de sac location which lies in the sought after west city suburb of Thorpe Marriot. \*\* Viewings are highly recommended to fully appreciate this fantastic townhouse!! \*\*













### **Entrance Hall**

Door into lounge/ dining/ kitchen:-

# **Lounge/ Dining/ Kitchen**

18' 7" x 11' 6" ( 5.66m x 3.51m ) Laminate flooring, radiator, stairs to first floor and UPVC window to front aspect.

Kitchen area:- fully fitted comprehensive range of eye & base level kitchen units, inset sink unit, fridge, oven & washing machine included in the sale, fitted extractor fan, tiled splashbacks and UPVC window to front aspect.

## **Principal Bedroom**

11' 5" x 8' 11" ( 3.48m x 2.72m )

Double mirror fronted wardrobe, UPVC window to front aspect, radiator, airing cupboard housing the boiler and access to roof space.

#### **Bathroom**

Panelled bath with mains fed shower & fitted shower screen, wash hand basin, wc, tiled splashbacks, radiator and UPVC window to front aspect.

#### **Exterior**

The property has a brick built storage shed within the fornt entrance along with an enclosed fronted garden, mainly laid to lawn and enclosed by picket style fencing.

There is an allocated driveway parking space.





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# **Radcliffe Road, Drayton Norwich**

- Stunning, one bedroom corner townhouse
- Private lawned garden
- Driveway parking
- Private entrance door
- Impressive sized bedroom & bathroom to the first floor

Tenure: Freehold EPC Rating: C

offers in excess of

£165,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR141375



Property Ref: NOR141375 - 0003 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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