



**Friar Tuck Road, Norwich NR4 6DB**

**welcome to**

**Friar Tuck Road, Norwich**

**\*\*NO ONWARD CHAIN\*\*\*** William H Brown are pleased to present this established home offered with no onward chain and occupying a sought after south city location close to the city centre and local amenities.



### Entrance Hall

Double glazed door to front aspect, radiator, doors to lounge and kitchen, stairs to first floor landing.

### Lounge

12' 1" x 13' 8" ( 3.68m x 4.17m )

Double glazed window to front aspect, wall lighting, gas fire with back boiler, radiator, open to dining room;

### Dining Room

8' 7" x 10' 4" ( 2.62m x 3.15m )

Double glazed patio doors to rear aspect, laminate floor, radiator, door to kitchen;

### Kitchen

8' 7" x 10' 3" ( 2.62m x 3.12m )

Double glazed window to rear aspect, fitted kitchen with a range of wall and base units, work surfaces over, inset stainless steel sink and drainer, tiled splash back, plumbing and space for washing machine, space for fridge freezer, freestanding cooker, door to side aspect leading to side lobby.

### Side Lobby

Double glazed door to side aspect leading to garden, door to WC;

### Wc

Single glazed window to side aspect, suite comprising low level wc.

### Landing

Stairs leading from entrance hall to first floor landing, double glazed window to side aspect, loft access, doors to all bedrooms and bathroom.

### Bedroom One

12' x 12' 1" ( 3.66m x 3.68m )

Double glazed window to front aspect, radiator.

### Bedroom Two

9' 1" x 8' 6" ( 2.77m x 2.59m )

Double glazed window to front aspect, radiator.

### Bedroom Three

8' 7" x 13' 5" ( 2.62m x 4.09m )

Double glazed window to rear aspect, radiator.

### Bathroom

Double glazed window to rear aspect, suite comprising bath with electric shower over, low level wc, pedestal sink, radiator.

### Outside

The property is approached via a gated pathway leading to the front door leading through a manicured garden laid to lawn with shrub and plant borders. To the rear of the property there is an enclosed garden with high level hedging with a garden laid to lawn and patio offering side access to the front.

### Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



Ground Floor



First Floor

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](http://www.focalagent.com)



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welcome to

## Friar Tuck Road, Norwich

- \*\*GUIDE PRICE £200,000 - £210,000\*\*
- NO ONWARD CHAIN
- SEMI DETACHED HOUSE
- THREE BEDROOMS
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: E

guide price

**£200,000**

### directions to this property:

Proceed out of Norwich via the Ipswich Road following to road over the ring road and proceeding past both the Oak Tree public house and Shell petrol station before taking a left hand turn into Maid Marian Road, right into Robin Hood Road and then left into Friar Tuck Road. The property will then be located on your right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106417 - 0005

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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.



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