

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

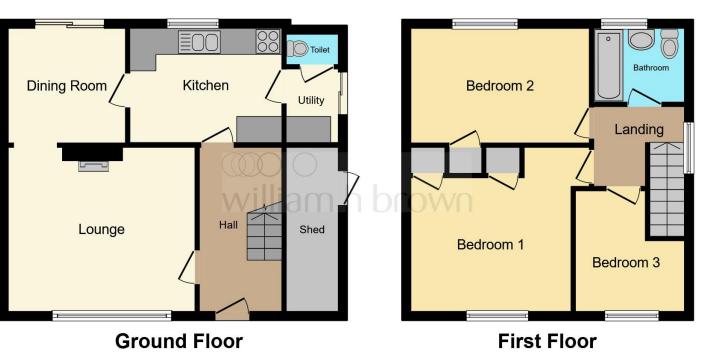
Double glazed window to rear aspect, suite comprising bath with electric shower over, low level wc, pedestal sink, radiator.

#### 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.



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



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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.





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Property Ref: UNR106417 - 0005 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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# william h brown



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Tuckswood Library

Ac

Ipswich Rd

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Please note the marker reflects the

postcode not the actual property

herwood

Tuckswood my & Nursery

Allanadale Rd

Map data ©2024

the John Rd



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