



**Ruskin Road, Norwich NR4 7DZ**

**welcome to**

**Ruskin Road, Norwich**

**\*\*NO ONWARD CHAIN\*\*** This three bedroom semi detached house would make for a perfect family home or investment opportunity. Only a short distance from local amenities and the UEA this is one to not miss out on! Call us now to arrange viewings!



## Entrance Hall

Front entrance door, staircase to first floor, doors to:

## Lounge

19' 6" x 11' ( 5.94m x 3.35m )

UPVC double glazed front and rear windows, radiator.

## Kitchen

14' 3" x 8' 2" ( 4.34m x 2.49m )

Double glazed front window, fitted with a matching range of base, wall and drawer units, work surfaces, sink unit and drainer, built in oven with electric hob and cooker hood over, radiator, tiled flooring, door utility.

## Utility

8' 3" x 6' 7" ( 2.51m x 2.01m )

Plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler, tiled flooring, door to rear garden, door to cloakroom.

## Cloakroom

Fitted with two piece suite comprising WC, wash hand basin, storage cupboard, radiator, UPVC double glazed rear window.

## First Floor Landing

Doors to:

## Bedroom One

12' 6" x 12' 6" max ( 3.81m x 3.81m max )

UPVC double glazed front window, radiator.

## Bedroom Two

8' 2" x 8' ( 2.49m x 2.44m )

UPVC double glazed rear window, radiator.

## Bedroom Three

14' 3" x 8' 2" ( 4.34m x 2.49m )

UPVC double glazed front window, radiator.

## Shower Room

Fitted with a two piece suite comprising shower cubicle, wash hand basin, tiling, UPVC double glazed rear window.

## Wc

WC, UPVC double glazed rear window.

## Outside

To the front of the property there is lawned garden which is enclosed by half bricked wall and a hedge, with an access pathway to the front door. There is a paved driveway with a carport offering ample off road parking. To the rear of the property there is a lawned garden with a patio, storage shed, mature shrubs, trees and bushes.



**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

## Ruskin Road, Norwich

- No Onward Chain
- Perfect Investment Opportunity
- Three Bedroom Semi-Detached House
- Off Road Parking
- Situated Close to the UEA

Tenure: Freehold EPC Rating: D

offers in excess of

**£280,000**



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Property Ref:  
UNR106460 - 0003

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Please note the marker reflects the postcode not the actual property



**01603 667077**



Unthankroad@williamhbrown.co.uk



161 Unthank Road, Norwich, Norfolk, NR2 2PG



**williamhbrown.co.uk**