



**Robin Hood Road, NORWICH NR4 6BY**



**welcome to**

**Robin Hood Road, NORWICH**

\*\*\*GUIDE PRICE £210,000 - £220,000 - AN ESTABLISHED FAMILY HOME LOCATE TO THE SOUTH OF NORWICH OFFERED WITH NO ONWARD CHAIN\*\*\*



### Entrance Hall

UPVC double glazed door to front aspect, under stairs cupboard, radiator, doors to lounge / dining room, kitchen and stairs to first floor landing.

### Lounge / Dining Room

19' 9" x 12' 9" max ( 6.02m x 3.89m max )

Double glazed windows to front and rear aspect, gas fire with back boiler, radiator.

### Kitchen

9' max x 12' 6" ( 2.74m max x 3.81m )

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, space for freestanding cooker, plumbing and space for washing machine, space for fridge freezer, pantry cupboard, tiled floor, radiator.

### Landing

Double glazed window to front aspect on stairwell, doors to all bedrooms, bathroom and wc.

### Bedroom One

10' 5" max x 12' 9" max ( 3.17m max x 3.89m max )

Double glazed window to front aspect, radiator.

### Bedroom Two

9' 3" max x 11' ( 2.82m max x 3.35m )

Double glazed window to rear aspect, airing cupboard housing immersion tank, radiator.

### Bedroom Three

9' x 11' ( 2.74m x 3.35m )

Double glazed window to rear aspect, radiator.

### Bathroom

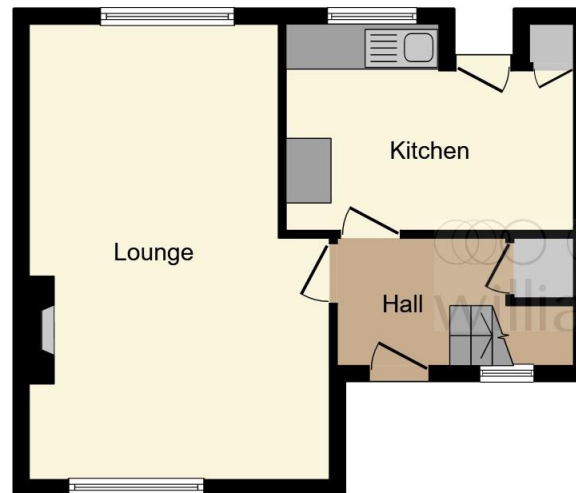
Double glazed window to rear aspect, suite comprising bath and wash hand basin.

### Wc

Double glazed window to front aspect, suite comprising low level wc, vinyl flooring.

### External

The property is approached via a garden with low level brick wall and pathway leading to the front door. The front garden could be made into driveway parking STPP. To the rear there is a large garden which offers a brick built storage shed and access to the passageway.



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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## **Robin Hood Road, NORWICH**

- GUIDE PRICE £210,000 - £220,000
- MID TERRACED OVER THE PASSAGE HOME
- THREE DOUBLE BEDROOMS
- LARGE PRIVATE REAR GARDEN
- CUL DE SAC LOCATION CONVENIENTLY POSITIONED TO THE SOUTH OF NORWICH

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106738 - 0003

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