



Fairfax Road, Norwich NR4 7EZ

welcome to

Fairfax Road, Norwich

****ESTABLISHED FAMILY HOME OFFERED TO THE MARKET WITH NO ONWARD CHAIN**** Located in a popular south west city location close to local schools, Eaton Park, the University of East Anglia and Norfolk and Norwich hospital this family home offers shared driveway with garage parking & enclosed rear garden!



Entrance Hall

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

Lounge

19' 4" x 8' 6" (5.89m x 2.59m)

Double glazed window to front aspect, gas fire, back boiler, doors to conservatory.

Kitchen

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

Double glazed window to front aspect, fitted kitchen comprising a range of wall and base units, work surfaces over, inset stainless steel sink and drainer, freestanding cooker, pantry cupboard, tiled floor, two radiators, door to utility room;

Utility Room

4' 7" x 8' 5" (1.40m x 2.57m)

Fitted with base units with roll top work surfaces over, space for fridge / freezer, cupboard housing washing machine, under stairs cupboard, gas fired central heating boiler, tiled floor, double glazed window to rear aspect leading to garden.

Conservatory

5' 9" x 12' 3" (1.75m x 3.73m)

UPVC construction with double glazed french doors to rear aspect, laminate floor.

Landing

Double glazed window to rear aspect, loft access, doors to all bedrooms, bathroom and wc;

Bedroom One

13' 7" x 8' 3" (4.14m x 2.51m)

Double glazed window to front aspect, over stairs cupboard, radiator.

Bedroom Two

10' 9" x 9' 4" plus recess (3.28m x 2.84m plus recess)

Double glazed window to front aspect, fitted wardrobe, radiator.

Bedroom Three

8' 3" x 8' plus recess (2.51m x 2.44m plus recess)

Double glazed window to rear aspect, radiator.

Bathroom

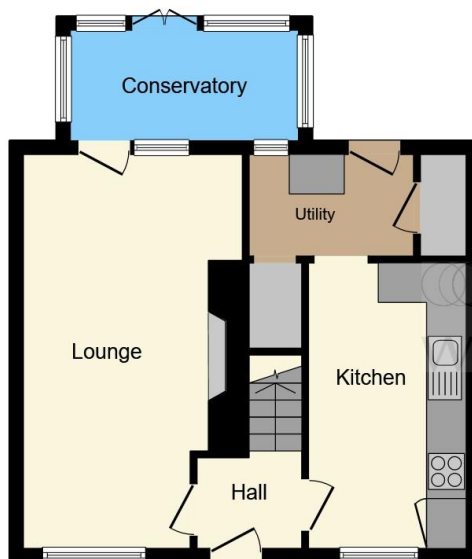
Double glazed window to rear aspect, suite comprising bath with electric shower and glass shower screen, wash hand basin, part tiled walls.

Wc

Double glazed window to rear aspect, suite comprising low level wc.

External

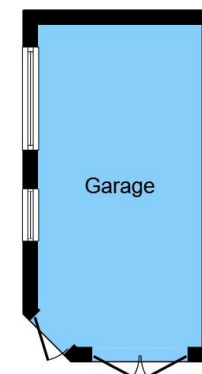
The property is approached via a shared driveway with pathway leading to the front door. To the rear there is an enclosed mature rear garden which is mainly laid to lawn and patio and offers a large garage / work shop with inspection pit.



Ground Floor



First Floor



Garage

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

Fairfax Road, Norwich

- END TERRACED HOME
- THREE BEDROOMS OFF LANDING
- IDEAL FAMILY HOME OR POTENTIAL BUY TO LET INVESTMENT
- WOULD BENEFIT FROM UPDATING AND MODERNISATION
- ESTABLISHED REAR GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in the region of

£270,000



directions to this property:

Proceed out of Norwich via the Earlham Road taking your first exit at the roundabout onto Colman Road. Follow the road along taking a right hand turn into North Park Avenue taking a right hand turn into Fairfax Road where the property will be located on your left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106292 - 0006

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