



Fairfax Road, Norwich NR4 7EZ

welcome to

Fairfax Road, Norwich

WELL PRESENTED FAMILY HOME OFFERED TO THE MARKET WITH NO ONWARD CHAIN Located in a popular south west city location close to Eaton Park, the University of East Anglia and Norfolk and Norwich hospital this family home offers driveway parking and enclosed rear garden.



Entrance Hall

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

Lounge

19' 4" max x 11' max (5.89m max x 3.35m max)
UPVC double glazed window to front aspect, laminate floor, electric fire, radiator, double glazed french doors to rear aspect leading to conservatory.

Kitchen

19' 4" x 8' 11" (5.89m x 2.72m)
UPVC double glazed window to front aspect, fitted kitchen comprising a range of wall and base units, roll top work surfaces over, inset one and a half bowl sink and drainer, tiled splash back, electric oven and induction hob, plumbing and space for washing machine and dishwasher, space for fridge / freezer, vinyl flooring, radiator,

Conservatory

10' x 12' (3.05m x 3.66m)
UPVC construction laminate floor, wall lights, two radiators, door access to garden.

Landing

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

Bedroom One

13' 6" x 9' 9" (4.11m x 2.97m)
UPVC double glazed window to front aspect, over stairs cupboard, laminate floor, radiator.

Bedroom Two

10' 9" plus recess x 9' 5" plus recess (3.28m plus recess x 2.87m plus recess)
UPVC double glazed window to front aspect, cupboard housing gas fired central heating boiler, laminate floor, radiator.

Bedroom Three

8' 3" x 8' (2.51m x 2.44m)
UPVC double glazed window to rear aspect, laminate floor, radiator.

Bathroom

UPVC double glazed windows to rear aspect, modern suite comprising bath with mixer tap, hand held shower attachment over, glass shower screen, low level wc, vanity sink unit, part tiled walls

External

The property is approached via an open plan driveway with dropped curb from the road with pathway leading to the front door. To the rear there is a well presented garden laid to artificial grass with timber summerhouse.



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



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welcome to

Fairfax Road, Norwich

- ***GUIDE PRICE £270,000 - £280,000***
- ESTABLISHED FAMILY HOME IN POPULAR SOUTH WEST CITY LOCATION
- CLOSE TO EATON PARK, UNIVERSITY OF EAST ANGLIA AND NORFOLK AND NORWICH HOSPITAL
- THREE BEDROOMS OFF LANDING
- MODERN FITTED KITCHEN AND BATHROOM SUITE

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

guide price

£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:
UNR106758 - 0006

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