



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

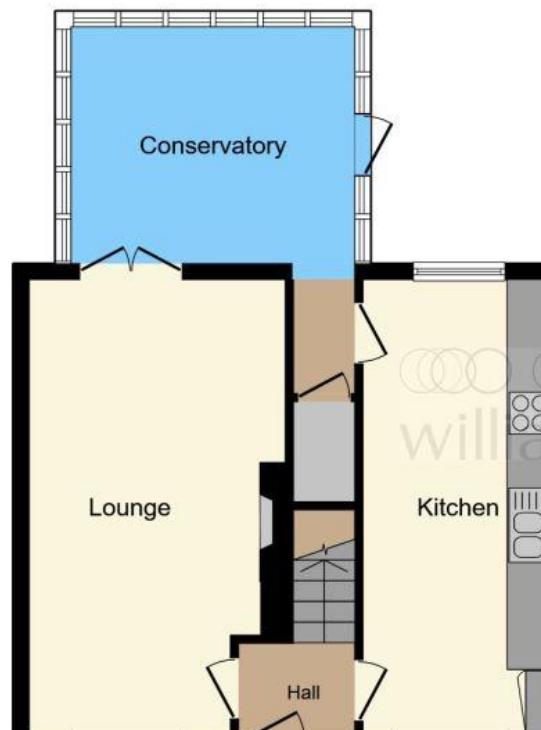
10' 9" plus recess x 9' 5" plus recess (3.28m plus recess x 2.87m plus recess)

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.



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



view this property online williamhbrown.co.uk/Property/UNR106758



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



view this property online williamhbrown.co.uk/Property/UNR106758

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



Property Ref:
UNR106758 - 0006

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.

 william h brown



01603 667077



Unthankroad@williamhbrown.co.uk



161 Unthank Road, Norwich, Norfolk, NR2 2PG



williamhbrown.co.uk