



**Robson Road, Norwich NR5 8NZ**

**welcome to**

**Robson Road, Norwich**

\*\*\*SEMI DETACHED HOME WITHIN CLOSE PROXIMITY OF UEA\*\*\* William H Brown are pleased to present to the market this spacious home ideally suited to a family or a buy to let investor. Early viewings are recommended.



## Entrance Hall

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

## Lounge

12' 9" x 11' ( 3.89m x 3.35m )

UPVC window to front aspect, radiator.

## Kitchen

12' 5" x 10' 2" ( 3.78m x 3.10m )

Fitted with a matching range of base, wall and drawer units, sink unit with mixer tap and drainer, space for a free standing oven with extractor fan above, plumbing for washing machine, space for fridge freezer, wall mounted gas central heating boiler, built in cupboard, UPVC window to rear aspect and door to the rear garden.

## Bedroom 2

13' 7" x 8' 9" ( 4.14m x 2.67m )

UPVC window to rear aspect, radiator, built in wardrobe

## Landing

Doors to:

## Bedroom 1

12' 8" x 11' 6" ( 3.86m x 3.51m )

UPVC window to front aspect, radiator, built in wardrobe

## Bedroom 3

10' 2" x 7' 4" ( 3.10m x 2.24m )

UPVC window to rear aspect, radiator.

## Bedroom 4

11' x 9' 7" ( 3.35m x 2.92m )

UPVC window to rear aspect, radiator.

## Shower Room

Fitted with a two piece suite comprising wall mounted shower, wash hand basin, tiling, UPVC window to rear aspect, radiator.

## Wc

Fitted with a two piece suite comprising wc, wash hand basin, UPVC window to front aspect, radiator.

## Outside

Externally, the home benefits from both front and rear gardens. The front garden provides an attractive approach to the property, while the rear garden offers a private outdoor space ideal for relaxing, entertaining, or gardening.



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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## Robson Road, Norwich

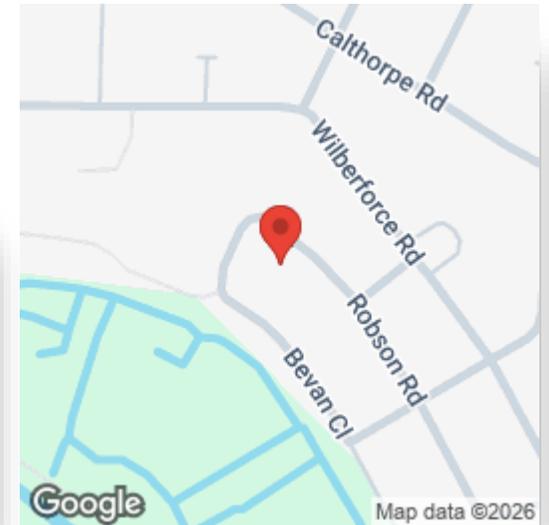
- Established 1950s Semi detached home
- Close to the UEA
- Double glazed windows and gas fired central heating
- Four bedrooms operating as a successful buy to let property
- Well presented throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106887 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01603 667077**



[Unthankroad@williamhbrown.co.uk](mailto:Unthankroad@williamhbrown.co.uk)



161 Unthank Road, Norwich, Norfolk, NR2 2PG



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**