

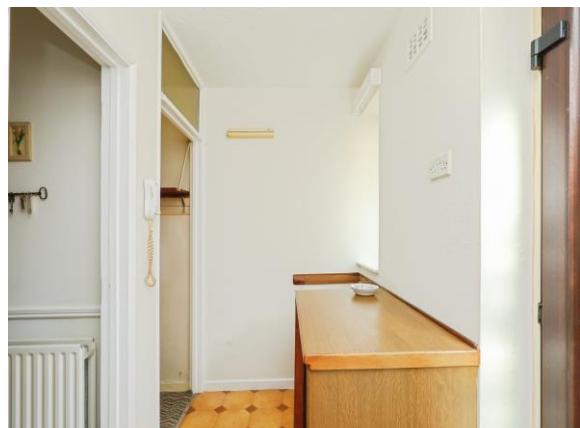


**Fairfax Road, Norwich NR4 7EZ**

**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 a 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

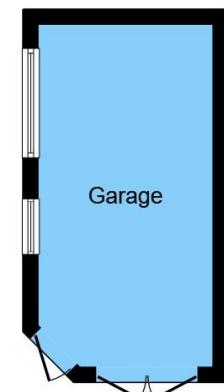
The property is approached via a driveway with pathway leading to the front door. To the rear there is an enclosed mature rear garden which is mainly laid to lawn and patio and offers a large garage / workshop with inspection pit.



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](http://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

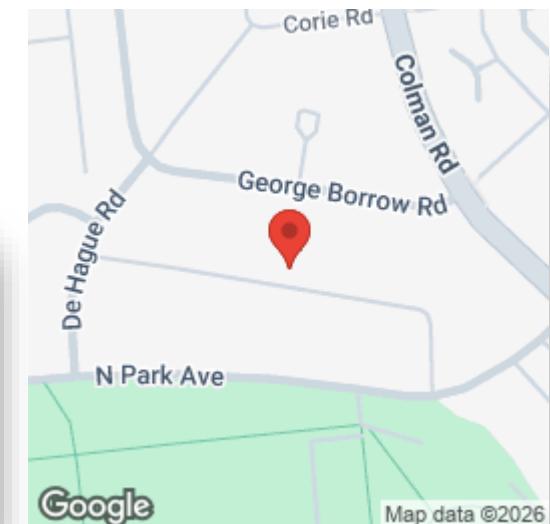
offers in excess of

**£250,000**



### 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.



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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.



Property Ref:  
UNR106292 - 0008

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