



**Woodland Road, Hellesdon Norwich NR6 5RQ**

**welcome to**

**Woodland Road, Hellesdon Norwich**

FOR SALE VIA AUCTION! Located within this maturing residential area of Hellesdon and within a short distance of public transport as well local amenities! Ideal for first time buyers wanting to create their own style and finish. View now!



## Accommodation

\*FOR SALE BY AUCTION\* Woodland Road is located within the popular Northwest Norwich suburb of Hellesdon with an array of facilities and amenities. The property is a semi-detached bungalow which offers well balanced accommodation of, kitchen, spacious living room area, two double bedrooms and bathroom.

Features to the property include double glazing, gas fired central heating whilst externally there is garage and driveway providing off road parking as well as a manicured garden to the rear.

The property is being offered for sale with no onward chain and internal viewing is highly recommended!

## Kitchen

13' x 11' 1" (3.96m x 3.38m)

A range of wall and floor fitted units with work surface over, 4 ring electric hob and oven, radiator, dual aspect upvc windows to front and side aspect and external entrance door to side aspect.

## Lounge

19' 3" x 10' 10" (5.87m x 3.30m)

Upvc double glazed window to front aspect, carpeted throughout, radiator, gas fire, opening to inner hallway.

## Inner Hallway

Giving access to bathroom and two bedrooms, and store cupboard.

## Bathroom

Suite comprising panelled bath, wash hand basin, wc and upvc double glazed window to side aspect.

## Bedroom 1

10' 7" x 10' 10" (3.23m x 3.30m)

Carpeted and upvc double glazed window to rear aspect.

## Bedroom 2

11' x 10' 11" max (3.35m x 3.33m max)

Carpeted, upvc double glazed window to rear aspect.

## Outside

Externally to the front of the property is hard standing, garage with a driveway providing off road parking and partially separated by a gate. This complemented to the rear of the property which is mainly laid to lawn with an area laid to slabs, well established shrubs and trees enclosed by panelled fencing.

## Agent Note 1

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

## Agent Note 2

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have considered the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price, therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this. Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewer's risk.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

## Woodland Road, Hellesdon Norwich

- \*FOR SALE BY AUCTION\*
- SEMI DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- WELL MAINTAINED, MANICURED REAR GARDEN

Tenure: Freehold EPC Rating: D

guide price

**£170,000**

### directions to this property:

From the W H Brown Hellesdon office on Reepham Road, head towards the direction of Norwich City Centre and take the first right hand turn in Bernham Road. At the end of the road turn right onto Woodland Road and the property can be found on the left-hand side identified by our W H Brown for sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEL102630 - 0008

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