



Raymond Road, Norwich NR6 6PN

welcome to

Raymond Road, Norwich

****NO ONWARD CHAIN! **** This four-bedroom semi-detached bungalow situated in the popular suburb of Hellesdon. The property would make a perfect family home & benefits from four bedrooms, a low maintenance rear garden, off street parking and garage with workshop. Call us today to avoid disappointment!



Accommodation

William H Brown are pleased to present this spacious four-bedroom semi-detached bungalow located in the popular suburb of Hellesdon just to the North-West of Norwich City Centre.

The property benefits from UPVC double glazed windows, gas central heating and is close to local amenities, schools, public transport, Norwich International Airport, the city centre and the NDR.

The accommodation comprises of entrance hall, lounge, dining room, kitchen, conservatory, ground floor bedroom, bathroom, first floor landing, three further bedrooms and separate WC. There is a front and an enclosed rear garden, garage with a workshop and driveway parking.

This would make the ideal family home and is being sold with no onward chain! Call us today to arrange your viewing and avoid disappointment!

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Entrance Porch

UPVC double glazed front door, UPVC double glazed front window, door to hall.

Entrance Hall

Radiator, staircase to first floor, doors to:

Dining Room

13' 2" x 10' 8" (4.01m x 3.25m)

UPVC double glazed front window, radiator, single glazed side window, double doors opening onto lounge.

Lounge

14' 8" x 10' 9" (4.47m x 3.28m)

UPVC double glazed rear window, fire place with surround and hearth, radiator.

Kitchen

14' 1" x 12' 4" (4.29m x 3.76m)

Fitted with a matching range of base, wall and drawer units, work surfaces, sink unit and drainer, built in oven with electric hob and cooker hood over, plumbing for washing machine, under counter fridge freezer, storage cupboard, two UPVC double glazed rear and side windows.

Conservatory

UPVC double glazed rear and side windows, UPVC double glazed side doors to the rear garden.

Bathroom

Fitted with a four-piece suite comprising of shower cubicle, bath, WC, wash hand basin, tiling, radiator, UPVC double glazed side window, ceiling height restriction.

Bedroom One

11' 3" x 9' 4" (3.43m x 2.84m)

UPVC double glazed front window, radiator.

First Floor Landing

UPVC double glazed side window, airing cupboard, eaves storage, doors to:



Bedroom Three

10' 3" x 8' 5" (3.12m x 2.57m)

Sky light window, built in bedroom furniture, radiator, opening onto bedroom two, ceiling height restriction.

Bedroom Two

10' 9" x 10' 3" (3.28m x 3.12m)

UPVC double glazed front window, built in wardrobes, radiator.

Bedroom Four

10' 6" x 8' 10" (3.20m x 2.69m)

UPVC double glazed front window, radiator.

Separate Wc

Fitted with a two-piece suite comprising of WC, wash hand basin, ceiling height restriction.

Outside

To the front of the property there is a lawned garden with a tree and mature shrubs with an access pathway to the front door leading onto the driveway which leads to the garage. The garage has double doors to the front with power, light, door to the side and opens onto a workshop with two rear and side windows. To the rear of the property there is a lawned garden with a patio, greenhouse, mature flowerbeds, and shrubs. The garden is enclosed by fencing with side access.

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/HEL102424



welcome to

Raymond Road, Norwich

- No Onward Chain
- Semi-Detached Bungalow
- Four Bedrooms
- Garage & Driveway Parking
- Low Maintenance Rear Garden

Tenure: Freehold EPC Rating: D

£300,000



directions to this property:

Leave our Hellesdon on the Reepham Road heading towards Norwich. Take the first left onto Cottinghams Drive and then right onto Meredith Road. Take the first left onto Raymond Road where the property will be situated on your left.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEL102424



Property Ref:
HEL102424 - 0002

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 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 487888



hellesdon@williamhbrown.co.uk



303 Reepham Road, Hellesdon, NORWICH,
Norfolk, NR6 5AD



williamhbrown.co.uk