



Holt Road, Horsford Norwich NR10 3EB

welcome to

Holt Road, Horsford Norwich

****NO ONWARD CHAIN**** Offered for sale within the delighted and well-regarded village of Horsford. Popular due to its variety of amenities and facilities as well as great links into the city of Norwich. This two-bedroom semi-detached bungalow offers two bedrooms, garden room, and well-tended gardens.



Accommodation

We are thrilled to offer for sale with no onward chain this 1960's two-bedroom semi-detached bungalow, which is situated on a corner plot within the popular village of Horsford just a few miles north of Norwich, surrounded by Horsford Forest which has been designated a County Wildlife site. The village has a range of shops and amenities along Holt Road, which is the main road that leads through the village including a pub, social club, a medical centre, pharmacy, dental surgery, several takeaways, and a convenience store with a post office. Horsford has a primary school as well as a nursery with a good Ofsted rating. The property would make a perfect purchase for retirees or second home movers looking for opportunity to create their own style and finish.

Entrance Hall

External entrance door opening to front aspect, electric radiator and carpet flooring, giving access to both bedrooms, lounge, shower room and kitchen.

Lounge

14' x 11' (4.27m x 3.35m)

Dual aspect upvc double glazed windows to side and front aspect, carpeted flooring, electric radiator and electric feature fireplace place with surround.

Kitchen

12' 9" x 8' 9" (3.89m x 2.67m)

Wall and base units with work surfaces over, tiled flooring, single bowl stainless steel sink and drainer, electric hob and built in oven, plumbing for washing machine, space for fridge freezer, electric radiator, upvc double glazed window to side and internal upvc double glazed window and door opening to garden room.

Garden Room

Brick built which is double skinned with upvc double glazed windows and external entrance door opening to rear garden and electric radiator.

Shower Room

Suite comprising shower cubical, fully tiled, wash hand basin, wc, electric radiator with towel rail over, and tiled floor with upvc double glazed window to rear aspect.

Bedroom One

11' 1" x 10' 11" (3.38m x 3.33m)

With built in wardrobes and bridging unit, electric radiator, carpet flooring and upvc double glazed window to front aspect.

Bedroom Two

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

Carpeted flooring, electric radiator and upvc double glazed window to rear aspect.

Outside

Situated on a corner plot with front, side and rear lawned gardens which are well-tended and mainly laid to lawn. The front aspect has views across the windmill and is enclosed by perimeter hedging and panelled fencing. Parking can be found by turning into St. Helena Way, which offers a driveway and access to the outbuilding and rear garden.

Outbuilding/Shed

15' 11" x 8' 2" (4.85m x 2.49m)

Of timber construction, with external door opening to driveway.



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/HEL103312



welcome to

Holt Road, Horsford Norwich

- Semi-Detached Bungalow
- Two Bedrooms
- Garden Room
- Scope To Create Your Own Style & Finish
- Delightful Well-Tended Gardens

Tenure: Freehold EPC Rating: E
Council Tax Band: B

directions to this property:

Upon entering the village of Horsford, proceed along the Holt Road passing the village hall, and doctors' surgery and the property can be found on the left-hand side identified by our W H Brown for sale board.

£260,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEL103312



Property Ref:
HEL103312 - 0004

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