



Wood View Road, Hellesdon Norwich NR6 5QB

welcome to

Wood View Road, Hellesdon Norwich

****DETACHED BUNGALOW BEING OFFERED TO THE MARKET WITH NO ONWARD CHAIN**** William H Brown are pleased to present this well presented two-bedroom home in the heart of Hellesdon. View early to avoid disappointment!



Accommodation

Located in the Northwest Norwich suburb is Hellesdon, with an array of facilities and amenities close by. The property is being offered for sale with no onward chain and an internal viewing is highly recommended.

Internally the accommodation comprises of, entrance hall, two double bedrooms, living room, kitchen, shower room and conservatory. This is complemented externally to the rear by a generous well-established garden, access to garage, two green houses and a garden shed. To the front driveway provides ample off-road parking and a shingle garden area.

Act fast to avoid disappointment!

Entrance Hall

External entrance door to front aspect, leading to two bedrooms, lounge, kitchen and shower room.

Bedroom One

11' 11" x 11' 11" (3.63m x 3.63m)

Upvc double glazed window to rear aspect, and radiator.

Bedroom Two

11' 1" x 9' 10" (3.38m x 3.00m)

Upvc double glazed window to front aspect, and radiator.

Living Room

16' x 11' 2" (4.88m x 3.40m)

Upvc double glazed window to front aspect, radiator, and gas fire.

Kitchen

15' 1" x 9' 9" (4.60m x 2.97m)

A range of wall and base units with work surfaces over, single bowl sink. plumbing for washing machine, space for free-standing cooker, radiator and dual aspect upvc double glazed windows to rear and side aspect, access to conservatory.

Conservatory

12' 1" x 7' 1" (3.68m x 2.16m)

Of upvc construction on a brick base with power and gives access to the rear garden.

Shower Room

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

Outside

To the front of property is a driveway providing ample off-road parking and a shingle garden area. This is complemented to the rear of the property by a well-proportioned, enclosed garden with two green houses, shed and gives access to the garage.

Agent 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.



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



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welcome to

Wood View Road, Hellesdon Norwich

- Detached Bungalow
- Two Bedrooms
- Conservatory
- Well Established & Enclosed Rear Garden
- Maturing Residential Area

Tenure: Freehold EPC Rating: D

£270,000

directions to this property:

From the W H Brown office in Hellesdon, follow the Reepham Road towards the Norwich city centre direction and take the second right hand turn into Wood View Road where the property can be found 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:
HEL103054 - 0003

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.



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