



All enquiries Ref: James Paterson



- Freehold two floor semi-detached house requiring modernisation
- Full vacant possession

**Location:**

The property is situated in a semi-rural location in the heart of Wood Dalling on Church Lane with views of Norfolk countryside and located off Reepham Road. St Andrews church in its centre and dates back to the 13th century, the village of Wood Dalling is a picturesque, rural village in the heart of Norfolk. The property is well positioned for the local market towns of Reepham and Holt, with an extensive range of shops, bars and restaurants being found in Norwich. Recreational pursuits can be found locally throughout the surrounding countryside.

**Description:**

Freehold semi-detached house arranged over ground and first floors requiring modernisation.

**Accommodation:**

First floor: Three bedrooms, bathroom/WC  
Ground floor: Two reception rooms, study, kitchen/diner  
Outside: Front, side and rear gardens

**EPC rating:** E

**Council Tax Band:** B

**Potential:**

The property may be suitable for side, rear, or loft extensions to provide additional accommodation subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

