



**Wordsworth, Cromer Road, Roughton, Norwich, NR11 8PF**

**welcome to**

**Wordsworth, Cromer Road, Roughton, Norwich**

William H Brown are pleased to offer a rare opportunity to obtain this detached 2 Bedroom Bungalow, which is set on a vast plot in the countryside village of Roughton & is offered with NO ONWARD CHAIN!



## Description

This detached Bungalow which has lots of potential to improve (STPP) is set in a picturesque location of Roughton, with internal accommodation comprising Lounge, Kitchen, Conservatory, 2 Bedrooms, Bathroom & separate Cloakroom. Outside offers ample off-road parking, Garage and front & rear gardens.

Roughton itself is a sought after village, offering a fabulous Fish & Chip shop, Pre & Primary Schools, a village pub 'The New Inn' and transport links to the seaside town of Cromer & Norwich City Centre.

## Agent's Note

1) This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the Grant of Probate and must remain on the market until contracts are exchanged. As part of a deceased's estate, it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

2) It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

3) Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

## Entrance Hall

Front door opens into hallway with built-in cupboard and doors to remaining accommodation.

## Lounge

12' 2" x 10' 3" (3.71m x 3.12m)

Two windows to the front aspect, two radiators and tiled flooring.

## Kitchen

11' 7" x 10' 10" (3.53m x 3.30m)

Fitted with a range of wall & base units, work surface over with tiled splash back and inset sink & drainer unit, space for white goods and houses boiler. Radiator, double glazed window to the side aspect and door to outside.

## Bedroom One

11' 4" x 10' 4" (3.45m x 3.15m)

Built-in wardrobe, radiator, tiled flooring and rear aspect double glazed window.

## Bedroom Two

11' 1" x 10' 5" (3.38m x 3.17m)

Built-in wardrobe, radiator, tiled flooring and rear aspect double glazed window.

## Bathroom

Suite comprising wash basin and bath with shower over, radiator and side aspect double glazed window.

## Cloakroom

With WC, tiled flooring and side aspect double glazed window.

## Conservatory

12' 2" x 10' 1" (3.71m x 3.07m)

Access to the garage, concrete flooring, double glazed windows to 3 sides and door to outside.

## Garage

With access to the Conservatory at the rear, lighting and power.

## Garden

Mostly laid to lawn with uninterrupted views and an access gate to front of the property. There is also a small gate, leading to a further enclosed lawn area.



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](http://www.focalagent.com)



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## Wordsworth, Cromer Road, Roughton, Norwich

- No Onward Chain
- Decent Size Garden
- Detached Bungalow
- Rural Location
- Close to Amenities & Transport Links

Tenure: Freehold EPC Rating: D

# £290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRM108240 - 0006

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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