









## welcome to

# **Drayton High Road, Drayton Norwich**

THIS TWO/ THREE BEDROOM DETACHED HOUSE is situated in the popular village of Drayton, to the west of Norwich city centre. The property would make a fantastic investment or family home and is being sold with the added benefit of NO ONWARD CHAIN! \*\* Viewings are highly recommended!

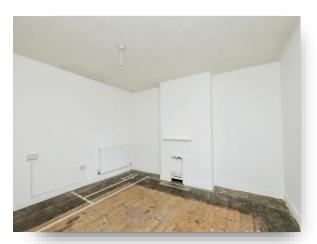












#### **Entrance Hall**

Door to front, radiator and wooden flooring.

#### Cloakroom

Wash hand basin, wc, window to front, tiled flooring and storage cupboard.

## Lounge

12' 11" x 12' 11" ( 3.94m x 3.94m )

Window to front, side door, wooden flooring and radiator.

### **Dining Room/ Bedroom Three**

12' 10" x 12' 10" ( 3.91m x 3.91m )

Windows to front & side, wooden flooring and radiator.

#### Kitchen

10' 10" x 10' 10" ( 3.30m x 3.30m )

Windows to front & side, door to side, tiled flooring, radiator, space for washing machine, space for fridge/ freezer, wall base units, work surfaces and boiler.

### **First Floor Landing**

Loft access, window to front and radiator.

#### **Bedroom One**

12' 11" x 12' 10" ( 3.94m x 3.91m )

Original fire, wooden flooring, radiator and window to rear.

#### **Bedroom Two**

12' 11" x 12' 11" ( 3.94m x 3.94m )

Window to front, wooden flooring, original fire and radiator.

#### **Bathroom**

Window to front, airing cupboard, wash hand basin, shower cubicle and wc.

#### **Exterior**

To the front, there is a path to the front door with on road parking with wrap around gardens, mainly laid to lawn with mature shrubs and trees.





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# **Drayton High Road, Drayton Norwich**

- NO ONWARD CHAIN
- Enclosed garden
- Highly sought after location
- Huge potential
- In need of some modernisation

Tenure: Freehold EPC Rating: E

£300,000









view this property online williamhbrown.co.uk/Property/NOR141579



Property Ref: NOR141579 - 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.





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