

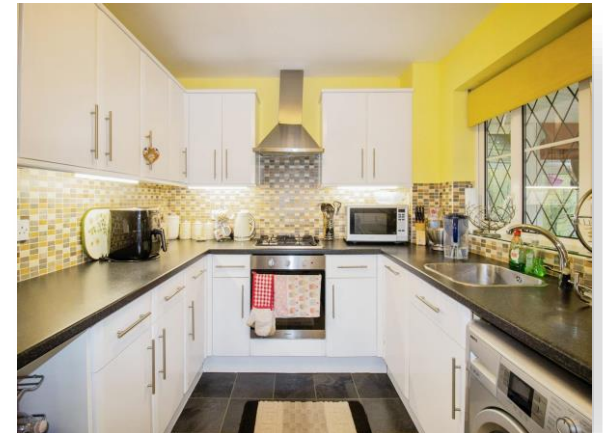


Burton Drive, Rackheath, Norwich, NR13 6QU

welcome to

Burton Drive, Rackheath Norwich

THIS IMMACULATELY PRESENTED TWO BEDROOM SEMI-DETACHED PROPERTY benefits from a brickweave driveway, a fully enclosed rear garden, two bedrooms, conservatory and has the potential for additional parking facilities. *** To schedule a viewing, please do get in touch!! ***



Lounge

14' 3" x 12' 4" (4.34m x 3.76m)

Door to front, window to front, stairs to first floor, understairs storage cupboard and laminate floor.

Kitchen

12' 5" x 8' 4" (3.78m x 2.54m)

Window to rear, wall & base units, work surfaces, electric oven, gas hob, cooker hood, plumbing for washing machine, one & a half bowl stainless steel sink unit, breakfast bar, tiled splashbacks, tiled flooring, radiator and central heating boiler.

Conservatory

11' x 7' (3.35m x 2.13m)

Windows to side & rear and tiled flooring.

First Floor Landing

Window to side, loft hatch, airing cupboard and radiator.

Bedroom One

11' 3" x 10' 5" (3.43m x 3.17m)

Window to front, built in wardrobe, carpeted floor and radiator.

Bedroom Two

9' 1" x 6' 3" (2.77m x 1.91m)

Window to rear, built in wardrobe, carpeted floor and radiator.

Bathroom

Bath with mixer tap & shower attachment, wash hand basin, wc, extractor fan and window to rear.

Exterior

To the front, there is a dropped kerb giving access to the brickweave driveway.

To the rear, there is a fully enclosed garden mainly laid to lawn with patio area and timber shed.



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welcome to

Burton Drive, Rackheath Norwich

- Two bedroom semi-detached property
- Conservatory
- Off-road parking & a fully enclosed rear garden
- Sought after location
- Potential for more parking

Tenure: Freehold EPC Rating: Awaited

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR142201 - 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.

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