





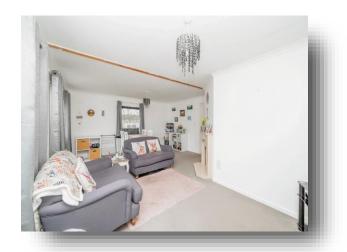




welcome to

Fairview Park Wayford Road, Smallburgh Norwich

Two Bedroom home in Smallburgh. En-suite to the main bedroom, kitchen, living room/dining room, parking and gardens.

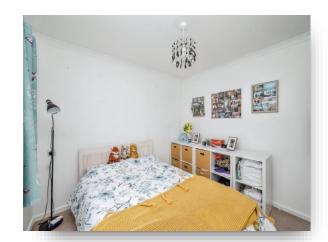












Description

WONDERFUL DETACHED HOME Well situated 2 Bedroom Home in Fairview Park, Smallburgh. This Property has a living room/dining room, kitchen, two bedrooms, bathroom, garden space and a driveway. You can live in this property all year round. Well located and available with motivated vendors, Give us a call to arrange your viewing!

Entrance Hall

The entrance to the property has a door to the front, vinyl flooring, ceiling spotlights and a large storage cupboard.

Living Room/Dining Room

19' 1" Max x 15' 7" Max (5.82m Max x 4.75m Max) The living room has carpeted flooring, windows with dual aspect, radiator, ceiling light, space for a dining table and a tv point.

Kitchen

11' 7" Max x 9' 3" Max (3.53m Max x 2.82m Max) The kitchen has a variety of matching base and wall units with worktop over. There is vinyl flooring, a door to the garden, a radiator, window to the rear, space and plumbing for appliances and ceiling lights.

Bedroom One

9' 4" x 9' 5" (2.84m x 2.87m)

The main bedroom has carpeted flooring, a ceiling light, a radiator and an en-suite.

En-Suite

The en-suite has a toilet, sink, window, vinyl flooring, a storage cupboard and a shower.

Bedroom Two

9' 5" x 8' 11" (2.87m x 2.72m)

The second bedroom has carpeted flooring, window, a ceiling light and a radiator.

Bathroom

The bathroom has vinyl flooring, a toilet, a sink, a bath, window to the side and spotlight ceiling lights.

Exterior

To the front, there is a shingle area and steps to the property.

There is a driveway to the side and a patio and shingle area to the rear with sheds for storage.

* Agents Note

Vendors unsure of Lease details however are looking into matter.



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





welcome to

Fairview Park Wayford Road, Smallburgh Norwich

- Driveway Providing Off-Road Parking
- Two Bedrooms, One with an En-suite
- All Year Living
- Less than Five Miles to the Coast
- Low Maintenance Garden

Tenure: EPC Rating: C

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£165,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWS108273



Property Ref: NWS108273 - 0005 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.





01692 581034



stalham@williamhbrown.co.uk



52 High Street, Stalham, NORWICH, Norfolk, NR12 9AS



williamhbrown.co.uk

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.