









welcome to

Kerdiston Road, Reepham Norwich

A non-estate, detached bungalow within approximately ¼ mile from town centre, with sizeable plot, garage, workshop and NO ONWARD CHAIN!

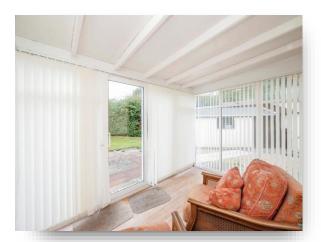












Description

Detached, 2 Bedroom bungalow in an established residential road approximately ¼ mile from town centre, with tennis courts and doctors closer still! Property enjoys a sizeable plot with a garage and a workshop.

Open Plan Living Space

22' 8" x 15' 7" (6.91m x 4.75m)

With large, double-glazed window panel to the front overlooking garden, modern front, modern uPVC front door and double-glazed rear window. Two radiators, vertical beam fairly central to the room, fitted range of base and wall units, work surfaces with tiled surrounds, tiling to kitchen space, gas hob (bottled), separate oven and microwave.

Conservatory

With large, double-glazed window panel to three sides, radiator, patio door opening to garden.

Hallway

With arched approach from the living space and access onto

Bedroom 1

 $13' \times 10' (3.96 \text{m} \times 3.05 \text{m})$ With large, double-glazed front window, radiator.

Bedroom 2

12' 3" x 9' 6" max narrowing to 7' 6" min (3.73m x 2.90m max narrowing to 2.29m min)
With large, double-glazed rear window, radiator

Shower Room

In wet-room style with double-glazed window, radiator, W.C, wash basin, shower, partly tiled and with extractor fan.

Outside

The property enjoys a sizeable plot, with extensive frontage to Kerdiston road with vehicular access to the rear from Silver End. Largely laid to lawn, with low maintenance areas of shingle, circular paved feature and established hedge to the front giving a good degree of shelter and seclusion. Timber garden shed, timber and asbestos built workshop, external oil boiler, oil tank,

Garage

20' 8" x 11' 4" (6.30m x 3.45m) With electric roller door, power, light and block built.



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 purposes 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

Kerdiston Road, Reepham Norwich

- Sizeable plot
- 2 Bedrooms and Open plan living space
- Convenient for amenities
- Oil heating and double-glazing
- Conservatory

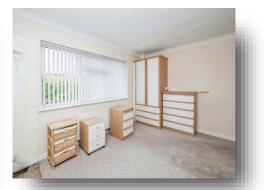
Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers in excess of

£260,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RPM103615



Property Ref: RPM103615 - 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.



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