



**Lynch Green
Hethersett
Norwich**

- FORMERLY TWO COTTAGES
- 4/5 BEDROOMS
- 3/4 RECEPTION ROOMS
- IN NEED OF MODERNISATION

Offers In Excess Of £350,000



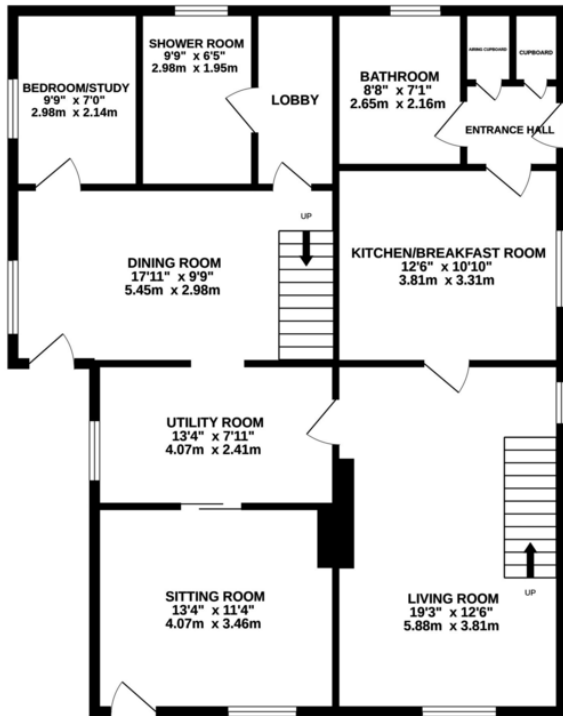


PROPERTY SUMMARY

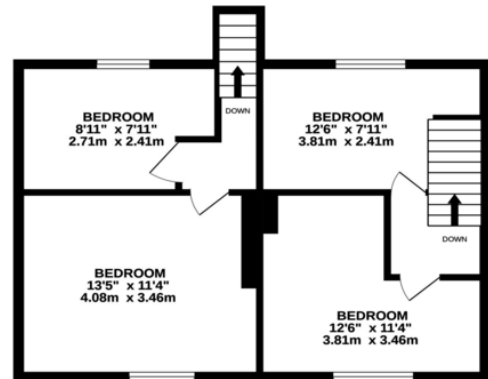
LAUNCHING SATURDAY 22ND JANUARY... This detached home, believed to date back to the early 1900's, was formerly two cottages and has the addition of a large flat roof extension to the rear. It has been in the same ownership for over 40 years, so does require some updating and reconfiguration. It does however have UPVC double glazing throughout (approx. 7 years old) and gas central heating (boiler is approx. 3 years old). A driveway provides off road parking and the garden is located to the front of the property, with only a pathway to the rear.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Notes on Sale: These particulars are believed to be accurate, but no guarantee of their accuracy can be made. These particulars do not form part of any contract.



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