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ESTATE AGENTS

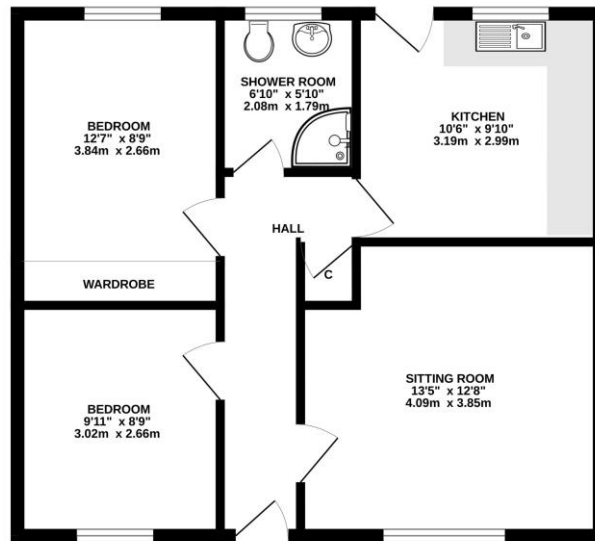
Wensum Drive, North Elmham
£215,000 - £225,000 Freehold



- Attractive Retirement Bungalow
- Entrance Hallway
- Two Double Bedrooms
- Fitted Kitchen
- Lounge
- Modern Shower Room
- Enclosed Rear Garden
- Single En-Bloc Garage
- Sought After Location
- EPC Rating D / Council Tax Rating B



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, surveyor and appliances shown have not been tested and no guarantee is given for their availability or condition. Call for plans. Made with Measure 13/04

From the B110 Holt Road heading towards North Elmham, turn right into B1145 where Wensum Drive can be found on the left hand side and the property can be found on the right hand side.

Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
 Norwich **01603 740044**



We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.