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ESTATE AGENTS

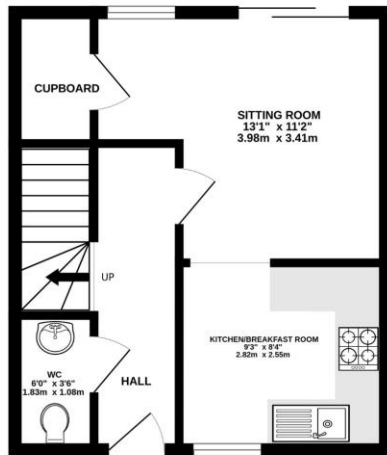
Carrowbreck Road, Hellesdon
OIEO £250,000



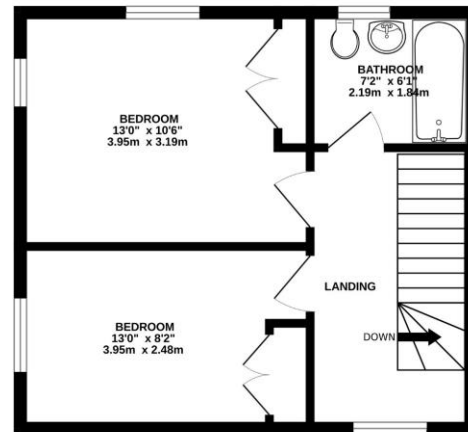
- Modern Semi Detached Passivhaus
- Entrance Hallway With Cloakroom
- Two Generous Bedrooms
- Open Plan Kitchen/Living Area
- Modern Family Bathroom Suite
- Spacious Lounge
- Driveway Offering Ample Parking
- Enclosed Rear Garden
- Rarely Available Location
- EPC Rating B / Council Tax Band B



GROUND FLOOR
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq.ft. (65.0 sq.m.) approx.

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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Leave Norwich via the A1067 Drayton Road and continue over the inner ring road heading towards Taverham. Continue pass Hellesdon Hospital taking the left hand turn onto Carrowbreck Road follow the road and take the first right onto Carrowbreck Close, again take the right hand turn where the property can be found on the right hand side.

Agents Notes: There is an annual service charge which varies but is on average £120 pa.

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

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

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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.