



ICONIC
ESTATE AGENTS

Breckland Road, New Costessey
Guide Price £290,000 – £300,000 Freehold

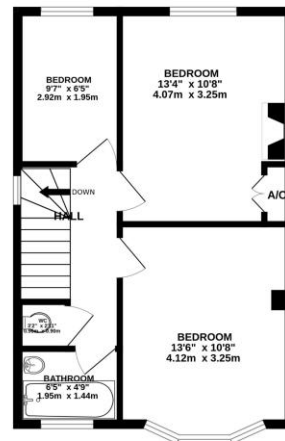
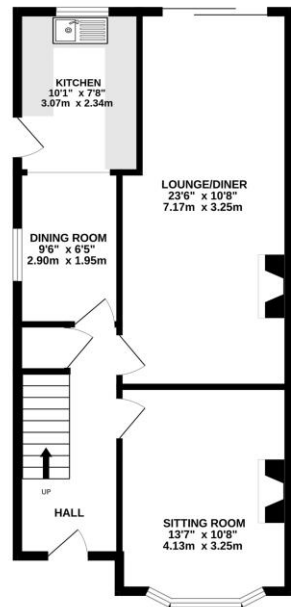


- Extended Semi Detached Home
- Hall Entrance
- Three Well Proportioned Bedrooms
- Extended Kitchen/Dining Room
- Two Further Reception Rooms
- Family Bathroom Suite & Separate W/c
- Beautiful Mature Gardens To The Rear
- Generous Driveway & Single Garage
- Offered With No Onward Chain
- EPC Rating Tbc / Council Tax Band



GROUND FLOOR
598 sq.ft. (55.5 sq.m.) approx.

1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1039 sq.ft. (96.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, 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 condition or reliability, can be given. Made with Metreplan 6.0.000

Leave Norwich via the Dereham Road heading towards Costessey. At the Bowthorpe roundabout, take the fourth exit and follow the road around to the right and turn left into Breckland Road where the property can be found indicated by our For Sale Board.

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.