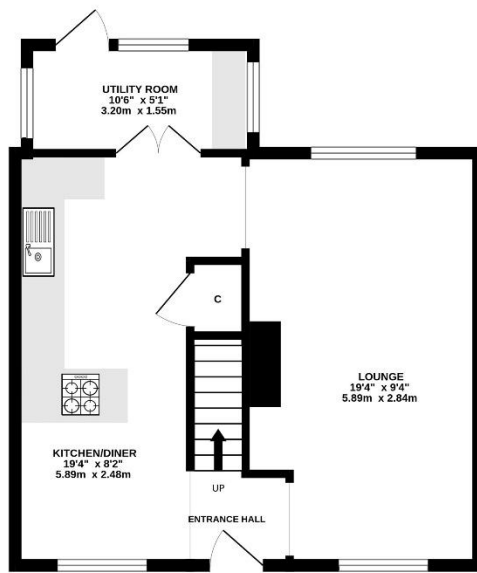


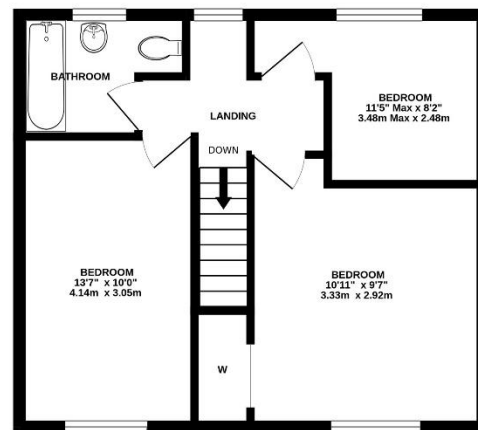
Woodforde Road, Norwich
£280,000 Freehold



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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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.

- Immaculately Presented Terrace House
- Three Bedrooms
- Modern Kitchen/Diner
- Spacious Lounge
- Modern Bathroom
- Sunny Rear Garden With Artificial Grass
- Off Road Parking
- Solar Panels
- Garden Cabin Ideal For Salon Or Man Cave
- EPC Rating C / Tax Band B

Description

Iconic are pleased to present this beautifully presented three-bedroom terraced home offers spacious and versatile accommodation ideal for modern family living. Boasting a 19ft open-plan kitchen/diner and a bright and airy 19ft lounge, the property is thoughtfully designed for both everyday life and entertaining.

Additional ground floor benefits include a separate lean-to utility room, providing valuable extra storage and laundry space and an entrance hall.

Upstairs, you'll find three well-proportioned bedrooms and a modern three-piece family bathroom suite finished to a high standard.

Outside

Outside, the low-maintenance rear garden features artificial grass for year-round ease, along with a fantastic garden cabin, perfect for use as a home beauty salon, office, or man cave.

The property also benefits from solar panels, helping reduce energy costs, and off-street parking to the front

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax B

Tenure

Freehold

Directions

From Salhouse Road, turn into Watling Road and left into Munnings Road and follow the around and turn left into Woodforde Road where the property can be found indicated by our For Sale Board.

