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ESTATE AGENTS

Saracen Road, Hellesdon  
OIEO £280,000 Freehold

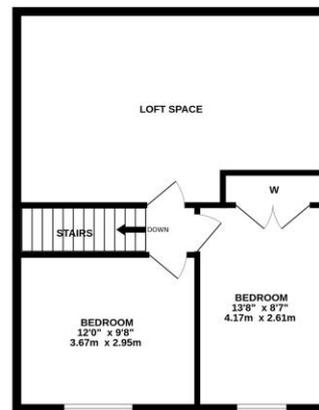
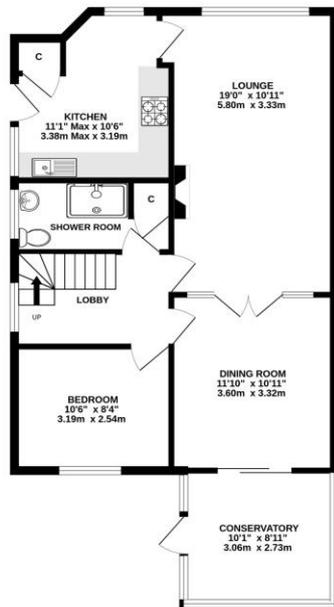


- Deceptively Spacious Semi Detached Chalet
- Three Double Bedrooms
- Spacious Lounge
- Dining Room & Conservatory
- Modern Shower Room
- Fitted Kitchen
- Modern Shower Room
- Garage, Driveway & Workshop
- Offered With No Onward Chain
- EPC Rating Tbc / Council Tax Band C



GROUND FLOOR  
737 sq.ft. (68.5 sq.m.) approx.

1ST FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 1288 sq.ft. (119.6 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 will be given.  
Made with MapInfo 6.0.225

From Reepham Road, turn into Gowing Road and continue over the junction into Saracen 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.