









welcome to

Church View Close, Reedham Norwich

VILLAGE LOCATION William H Brown are pleased to bring to the market this three bedroom deatched bungalow in the sought after village of reedham. Please call 01493 331144 to arrange your viewing today!













Lounge/Dining

28' 6" x 10' 11" (8.69m x 3.33m)
Carpet, log burner, window to rear aspect, window to side aspect, double door to side aspect leading to garden

Kitchen

9' 7" x 8' 2" ($2.92m \times 2.49m$) Window to side aspect, vinyl flooring, part tiled wall, sink, range of wall and base units

Bedroom One

11' 5" x 11' 6" (3.48m x 3.51m) Window to rear aspect, carpet, radiator

Bedroom Two

8' 11" x 11' 6" (2.72m x 3.51m) Window to front aspect, carpet, radiator

Bedroom Three

7' 9" x 10' 11" (2.36m x 3.33m) Window to front aspect, carpet, radiator

Bathroom

Window to side aspect, vinyl flooring, toilet, sink, shower, part tiled wall, radiator





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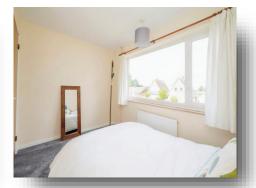
- Detached bungalow
- Three bedrooms
- Front and rear garden
- Driveway
- Family bathroom

Tenure: Freehold EPC Rating: F

offers in excess of

£270,000





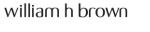




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Property Ref: GTY108517 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.