





Saracen Road, Norwich NR6 6PA

william h brown

welcome to

Saracen Road, Norwich

>> THREE-BEDROOM BUNGALOW! Attractive semi-detached bungalow in sought-after Hellesdon, boasting a south-east facing garden, garage and driveway parking.













Accommodation:
UPVC part glazed entrance door opening to:

Entrance Hall
Tiled effect flooring, internal doors opening to all rooms.

Kitchen
A range of floor and wall mounted kitchen units with work surfaces over, inset sink and drainer with mixer taps over, inset electric oven, inset induction hob with extractor fan over, tiled splashbacks and surrounds, space and plumbing for washing machine and dryer, space for free standing fridge/freezer, tiled flooring, UPVC double glazed window to the rear aspect, UPVC part glazed external door opening to the side aspect.

Lounge
Wood flooring, inset wood burning stove with stone hearth, radiator, television and telephone points, two UPVC double glazed windows to the rear and side aspects, UPVC part glazed external door opening to the rear garden.

Dining Room
Carpet Flooring, radiator, UPVC double glazed window to the front aspect.

Bedroom 1
Carpet flooring, radiator, UPVC double glazed window to the front aspect.

Bedroom 2
Carpet flooring, radiator, UPVC double glazed window to the rear aspect.

Shower Room
Suite comprising low level w.c., pedestal hand wash basin, tiled splashbacks and surrounds, walk in shower cubicle with glass shower screen, mains powered shower over and shower boarded walls behind, wall mounted heated towel rail, tiled flooring, UPVC obscure glass window to the side aspect.

Outside
The property is approached by a fully paved driveway providing off road parking, a further paved area leading to the side access and rear garden.

The rear garden is laid mainly to lawn with a paved patio seating area, ideal for outside dining and entertaining, a further paved pathway leads to the rear timber garden storage shed. A further brick-built outhouse sits to the side. The garden is bordered by established plants and shrubs with a retained timber fence providing a good degree of privacy.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Saracen Road, Norwich

- Three-Bedroom Semi-Detached Bungalow
- Highly Sought-After Hellesdon Location
- Southeast Facing Rear Garden
- Garage & Driveway Parking
- Fantastic Opportunity to Personalise

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of

£280,000



Total floor area 61.5 m² (662 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HEL103715 - 0004

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 guidance 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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