



Saracen Road, Norwich NR6 6PB

welcome to

Saracen Road, Norwich

NO ONWARD CHAIN This three-bedroom semi-detached bungalow located in the sought-after suburb of Hellesdon close to local amenities schools and public transport. Early viewings essential!



Accommodation

**NO ONWARD CHAIN! ** Located within this maturing residential development in the suburb of Hellesdon, we are delighted to offer for sale this three-bedroom semi-detached bungalow. Hellesdon is to the North-West of Norwich City Centre and is within easy reach of Norwich International Airport and the Park and Ride service situated there, as well as the many local facilities and amenities that this popular area has to offer.

Internally the property will suit someone looking to put their stamp on a home. The accommodation comprises of; three bedrooms, living room, kitchen, and shower room. Externally to the rear a well-proportioned, established garden can be found with a shed and a garage. This is complemented to the front by ample driveway parking and a brick weave frontage.

Early viewings essential to avoid disappointment!

Lounge

UPVC double glazed window to front, radiator and feature fireplace.

Kitchen

UPVC half double-glazed entrance door to side of driveway, UPVC double glazed window to front and side, radiator, fitted with a range of base, wall and drawer units, sink unit with mixer tap over and drainer, electric cooker, and hob, plumbing for washing machine, space for fridge freezer.

Bedroom One

UPVC double glazed window to rear, radiator and a range of fitted wardrobes.

Bedroom Two

UPVC double glazed sliding doors to rear garden, radiator.

Bedroom Three

UPVC double glazed window to side, radiator, plumbing for washing machine as this room was previously being used as a utility room.

Shower Room

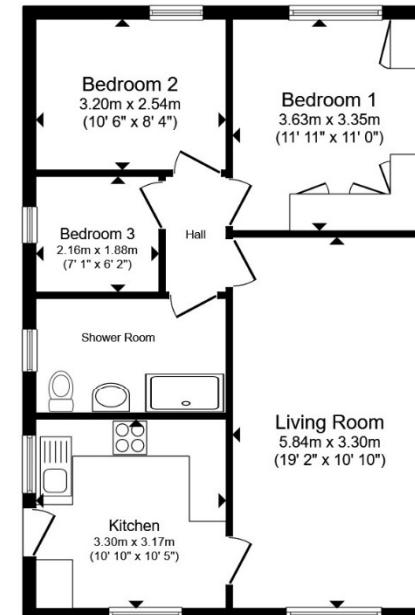
Fitted with a three-piece suite comprising large walk-in shower, WC, wash hand basin with cupboard space below, tiling, UPVC double glazed window to side.

Outside

To the front of the property there is a low-level wall with raised flower beds, a brick weave parking area and driveway to side of the property. To the rear of the property there is lawned garden with flower boarders, a garage with an up and over front door (not accessible by vehicle due to access ramp to kitchen door), a summer house and a greenhouse.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



Floor Plan

Total floor area 61.3 m² (659 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



welcome to

Saracen Road, Norwich

- No Onward Chain
- Semi-Detached Bungalow
- Three Bedrooms
- Gas Central Heating
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: C

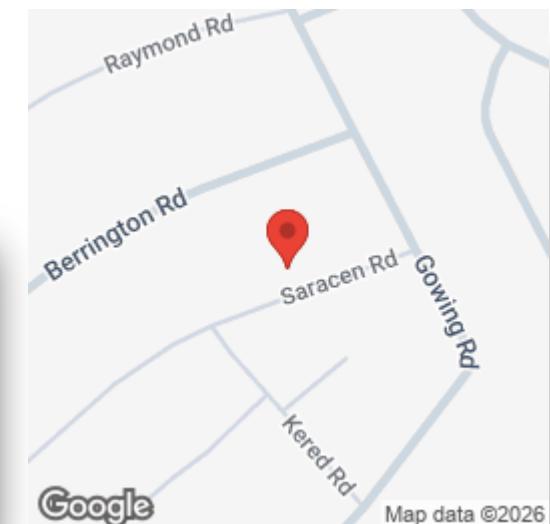
£210,000



view this property online williamhbrown.co.uk/Property/HEL103426

directions to this property:

Leave our office on the Reepham Road heading towards Norwich. Take the second left onto Gowing Road leading onto Saracen Road where the property will be located on your left.



Please note the marker reflects the postcode not the actual property



Property Ref:
HEL103426 - 0002

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.

 william h brown



01603 487888



hellesdon@williamhbrown.co.uk



303 Reepham Road, Hellesdon, NORWICH,
Norfolk, NR6 5AD



williamhbrown.co.uk