



All enquiries Ref: James Paterson



- Freehold semi-detached bungalow requiring modernisation
- Located in the sought after village of Cawston
- Full vacant possession

#### Location:

The property is situated within the sought after village of Cawston on New Street between its junctions with Norwich Road and Church Lane. Public transport links include Norwich mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A140 and A47. Shopping amenities can be found locally within Cawston with an extensive range of shops, bars and restaurants being found in Aylsham to the east and Norwich to the south. Recreational pursuits can be found locally at the open spaces of Salle Park and Marsham Heath.

#### Description:

Freehold semi-detached bungalow requiring modernisation and benefiting from off street parking and front and rear gardens.

#### Accommodation:

Two bedrooms, two reception rooms, kitchen, bathroom/WC, entrance hallway  
Outside: Off street parking to the front/side and front and rear gardens.

#### EPC rating: D

#### Council Tax Band: A

#### Potential:

The property may be suitable for extensions to provide additional accommodation subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

#### To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

