





Reepham Road, Norwich NR6 5AB

william h brown

welcome to

Reepham Road, Norwich

CHARMING DETACHED BUNGALOW! Two bedrooms, with the possibility of converting to three bedrooms, versatile living space and a lovely enclosed rear garden, all within a popular Hellesdon location.













Entrance Hall
UPVC Door to front aspect, Radiator

Lounge
UPVC double glazed bay window to the front aspect, Radiator

Dining Room
UPVC double glazed window to the side aspect, Radiator, Open fire

Kitchen
UPVC Double glazed window to the side aspect, Double glazed door to the rear aspect, Range of wall-mounted units, Electric oven and hob, Extractor hood, Space for washing machine and fridge freezer

Bedroom One
UPVC double glazed bay window to the front aspect, Radiator

Bedroom Two
UPVC double glazed window to the rear aspect, Radiator

Bathroom
UPVC double glazed window to the rear aspect, Loft access, Shower cubicle, Pedestal handwash basin, Low-level WC, Extractor fan

Outside
To the front of the property there is a garden laid to lawn with pathway to the front door. To the rear of the property there is a garden, laid to lawn with patio area and boarder planting

Agent's 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

welcome to

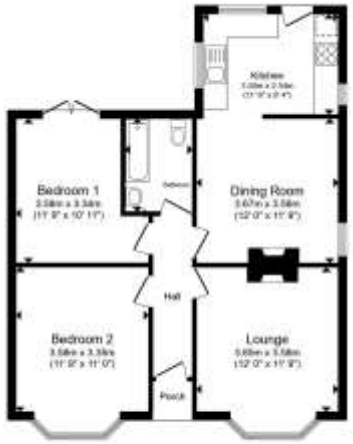
Reepham Road, Norwich

- Detached Bungalow
- Popular Hellesdon Location
- Spacious Lounge
- Separate Dining Room
- Attractive Enclosed Rear Garden

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

offers in the region of

£280,000



Total floor area 71.3 m² (767 sq.ft.) approx

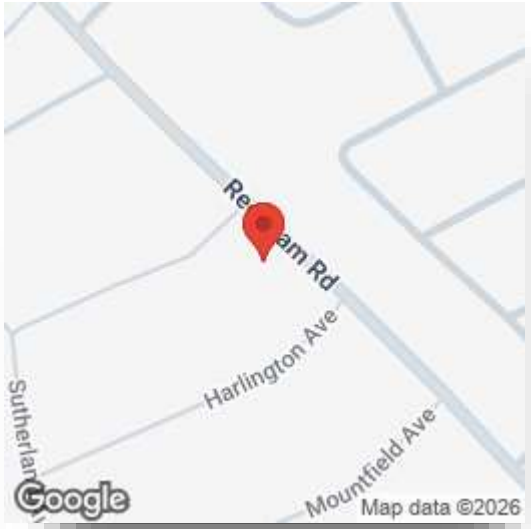
This floor plan is for illustrative purposes only; it is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

view this property online williamhbrown.co.uk/Property/HEL103738

The Property Ombudsman

Property Ref:
HEL103738 - 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 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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