





**Park Close,Hethersett Norwich NR9 3EW**

william h brown

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## Park Close, Hethersett Norwich

Offered with no onward chain, this detached two-bedroom bungalow occupies a desirable cul-de-sac position and presents an exciting opportunity for buyers looking to modernise and create their ideal home.

**Lounge**
18' 5" x 11' 5" ( 5.61m x 3.48m )
Family room positioned at the front of the property with front aspect windows.

**Kitchen**
12' 1" x 11' 5" ( 3.68m x 3.48m )
Positioned at the rear of the property, this room benefits from a breakfast bar and a single door to the rear garden



**Bedroom One**
12' 2" x 9' 9" ( 3.71m x 2.97m )
Double bedroom with ample room for additional storage units.

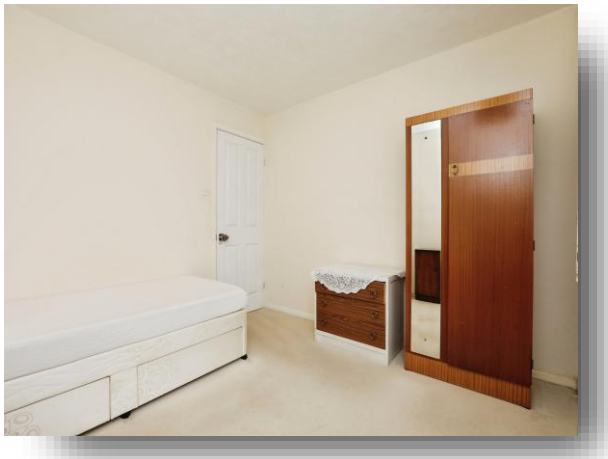
**Bedroom Two**
10' 2" x 9' 10" ( 3.10m x 3.00m )
Double bedroom with front aspect windows and room for fixtures and fittings.

**Bathroom**
Three piece suite with a side aspect window.



**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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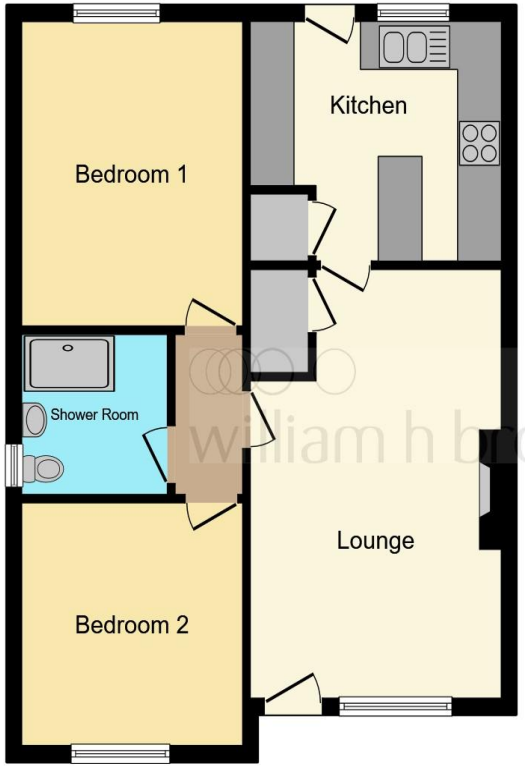
## Park Close, Hethersett Norwich

- Detached two-bedroom bungalow situated in the sought-after village of Hethersett
- No onward chain
- Low maintenance rear garden
- Single garage with driveway parking
- Well located with local amenities, schools and transport links

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

offers in excess of

**£220.000**




**Floor Plan**




**Garage**

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.focalagent.com

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The Property Ombudsman

Property Ref:
WYM108705 - 0019

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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