

## Property with Exceptional Potential 66 Ketts Oak, Hethersett, Norwich. NR9 3DJ

Guide Price £250,000

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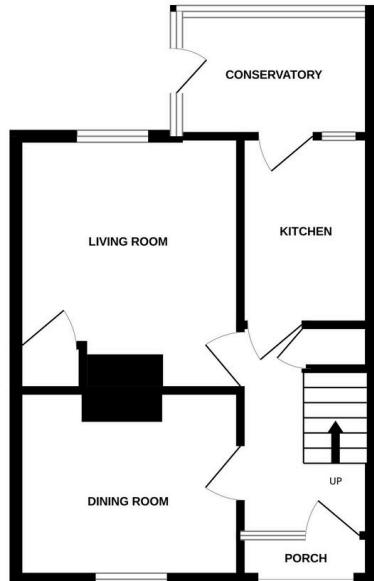

Property with Exceptional Potential and No Forward Chain. Guide Price £250,000 - £275,000. Moneyproperties are delighted to offer this two-bedroom semi-detached home, offering approximately 800 sq ft of living space, brimming with potential and no forward chain. Set on a generous plot measuring approximately 200ft x 30ft, with an impressive 145ft rear garden, an 18ft garage, and an 8ft storage shed. Brick-weave driveway provides off-road parking for up to 3-4 vehicles. Internally, the property is in need of modernisation.

**Tenure: Freehold EPC: D Council Tax: B**

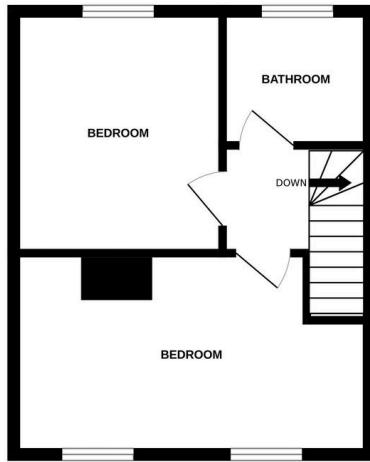
## Key Features

- Guide Price £250,000 - £275,000 Property with Exceptional Potential and No Forward Chain.
- Offering approximately 800 sq ft of living space and a generous 200ft x 30ft plot.
- Outside you have a brick weave drive allowing parking for 3/4 cars, 145ft rear garden.
- Bedroom one could be split to obtain a third bedroom using partition walls.
- Ideally placed for both Wymondham and Hethersett amenities including bus and rail services
- Idea for a young couple or first-time buyers looking to create their perfect first home.
- In need of updating hence the price includes gas central heating and double glazed windows
- Adding a kitchen to the rear would open the property to the rear garden STPP.
- 145 ft rear garden is split into two areas one with lawn another for growing produce.
- See our full online listing for further details including flood risk, broadband speed and other material information

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.  
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