



Reepham Road, Norwich NR6 5AB

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



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welcome to

Reepham Road, Norwich

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

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

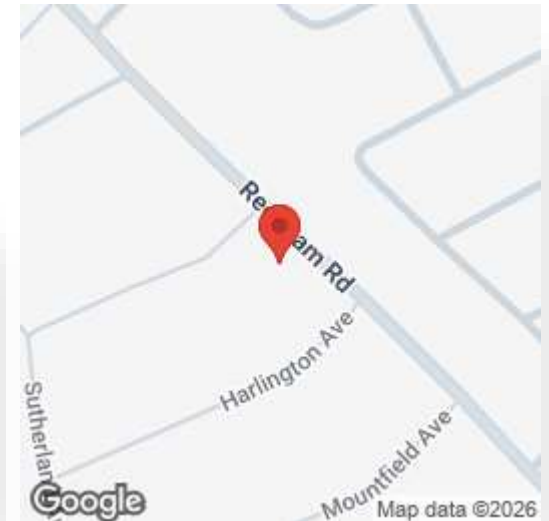


Total floor area 71.3 m² (767 sq.ft.) approx.

This floor plan is for illustration purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), fittings 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.co.uk

william
h brown

offers in excess of
£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEL103738 - 0005

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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