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ESTATE AGENTS

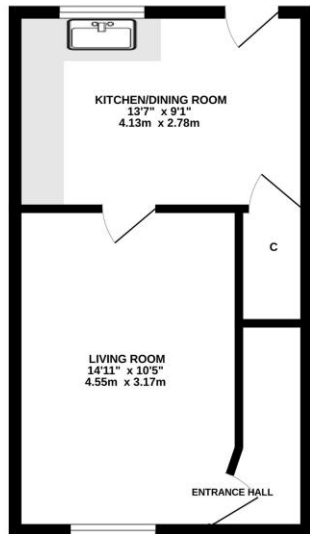
Longdale, Drayton
OIEO £250,000 Freehold



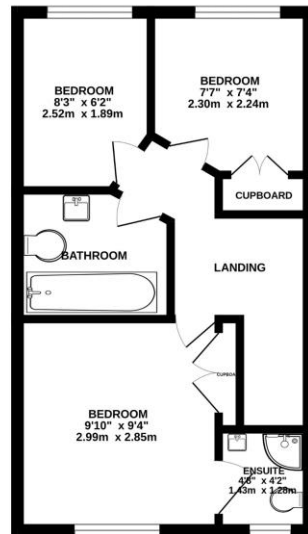
- Three Bedroom Semi Detached House
- Principle En-Suite
- Spacious Kitchen/Dining Room
- Generous Sitting Room
- Modern Family Bathroom Suite
- Private Enclosed Rear Garden
- Two Allocated Parking Spaces
- Close To Local Amenities
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band C



GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 652 sq.ft. (60.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mettpro 5.0.0.25

From Reepham Road, take the first turning into Longdale onto Thorpe Marriott. The property can be found on the left hand side indicated by our For Sale Board.

Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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THE GUILD
PROPERTY
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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.