



ICONIC
ESTATE AGENTS

Cottinghams Drive, Hellesdon
OIEO £280,000 Freehold



- Detached Family Home
- Three Bedrooms
- Kitchen/Diner
- Lounge
- Family Bathroom Suite
- Downstairs Cloakroom
- Generous Corner Plot Garden
- Garage & Driveway
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band C



GROUND FLOOR
1ST FLOOR

KITCHEN/DINER
4.43m x 2.90m

LOUNGE
4.45m x 9.72m

BEDROOM
4.43m x 2.87m

BEDROOM
3.38m x 2.36m

BEDROOM
2.41m x 1.93m

BATHROOM

CUPBOARD

LANDING

DOWN

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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Leave Norwich via the Aylsham Road and continue onto Reepham Road heading towards Hellesdon. Turn right into Cottinhams Drive where the property can be found on the right 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
PROFESSIONALS

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.