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ESTATE AGENTS

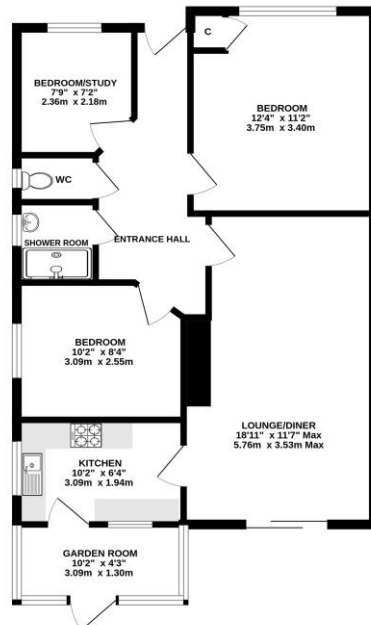
Woodland Road, Hellesdon
OIEO £250,000 Freehold



- Semi Detached Bungalow
- Three Bedrooms
- Kitchen & Garden Room
- Spacious Lounge/Diner
- Modern Shower Room
- Sunny Enclosed Rear Garden
- Garage, Car Port & Ample Parking
- Offered With No Onward Chain
- Scope To Update & Improve
- EPC Rating D / Council Tax Band C



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any misrepresentation 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 is given for their condition or operation. See for details. Made with Floorplan 3.0.0.0

Leave Norwich via the Drayton Road and at the Middletons Lane traffic lights, turn right into Middletons Lane. Take the first exit at the mini roundabout onto Woodland Road and follow the road round where the property can be found on the left hand side.

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

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

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THE GUILD
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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.