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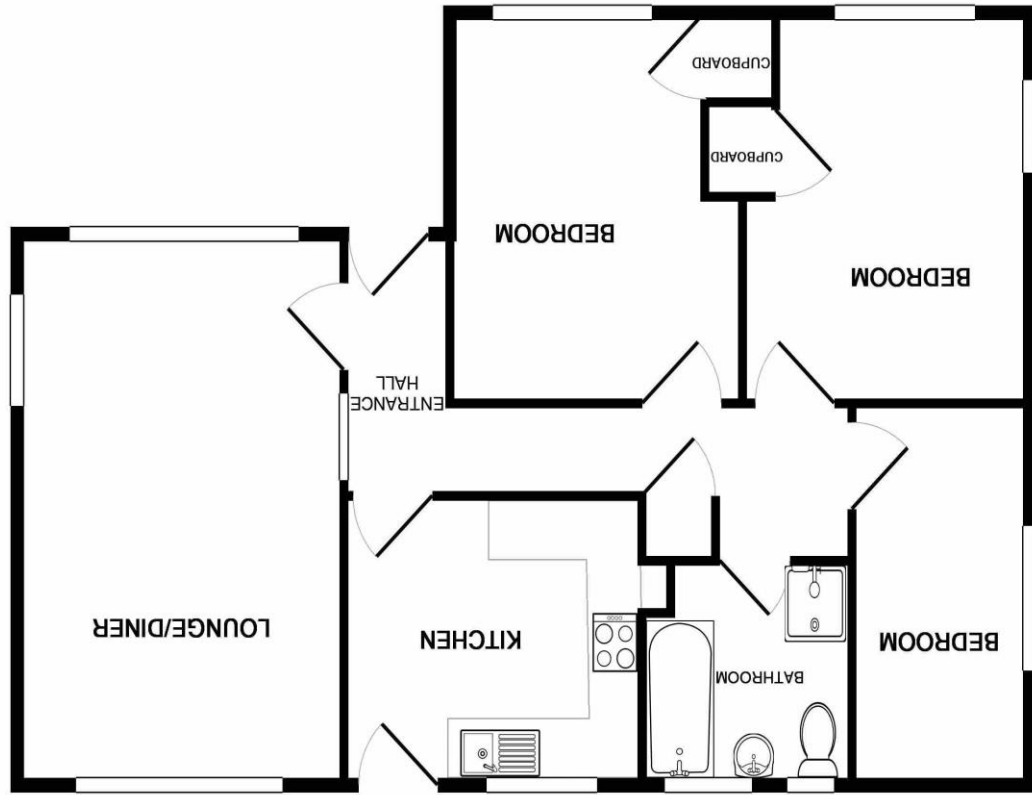
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TOTAL APPROX. FLOOR AREA 77.7 SQ.M. (836 SQ.FT.)
 Measurements are approximate. Not to scale. Illustrative purposes only. Creator of plan ALPHA EPC.
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 Estate Agents and Lettings

A three bedroom detached bungalow located in a cul-de-sac on a good size plot in the much requested suburb of Hellesdon. The accommodation is arranged to provide entrance hall, lounge, kitchen, three bedrooms and a bathroom. The property benefits from having gas central heating and double glazing. Externally there is ample off road parking, detached double garage and front and rear gardens. An early viewing is highly recommended.

£265,000

**52 Brabazon Road, Hellesdon,
 Norwich, Norfolk, NR6 6SZ**

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Property details

Obscured double glazed entrance door to:-

Entrance Hall

Doors to all rooms.

Lounge

11' 11" x 18' 6" (3.62m x 5.63m)

Double glazed bay window to the front, side and rear, radiator.



Kitchen

10' 11" x 9' 6" (3.33m x 2.89m)

Double glazed window to the rear, double glazed door to the rear, fitted with a range of base and wall units, work surfaces, sink unit with mixer tap over, tiled splashbacks, space for a cooker with extractor over, spaces for other appliances.

Bedroom 1

12' 11" x 10' 6" (3.94m x 3.21m)

Double glazed windows to the front and side, radiator.



Bedroom 2

12' 10" x 10' 6" (3.92m x 3.21m)

Double glazed window to the front, radiator.

Bedroom 3

13' 0" x 6' 4" (3.95m x 1.93m)

Double glazed window to the side, radiator.

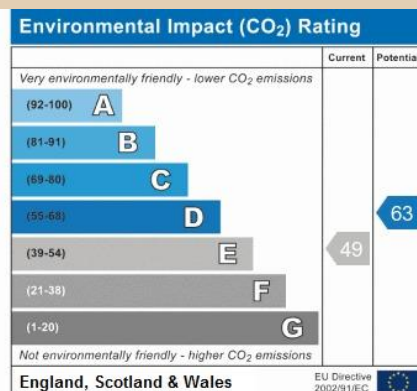
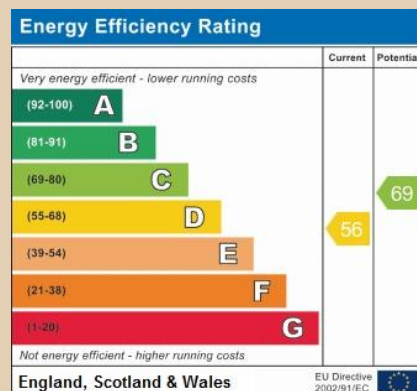


Bathroom

Obscured double glazed windows, bath with mixer tap and shower attachment, shower cubicle, vanity wash basin, low level WC, tiled walls, heated towel radiator, tiled floor.

Outside

To the front there is a brickweave driveway providing ample off road parking with a lawned area and pathway to the front door. double gates to the brick built detached garage with up and over door. The rear garden is enclosed and laid to lawn with a range of plants, trees and shrubs, patio area, greenhouse and vegetable garden.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

Lettings & Property Management

Are you looking at this property as a buy to let investment? If you would like any help regarding the letting and management of this or any other property, our ARLA regulated lettings department are always happy to help.

Please call 01603 305805