

HADLEY TAYLOR

9 HOLLY BLUE ROAD, WYMONDHAM NR18 0XJ

DETACHED BUNGALOW LOCATED IN THIS POPULAR MARKET TOWN WITH ENTRANCE HALL, LOUNGE/DINER, KITCHEN, 3 BEDROOMS, CONSERVATORY, BATHROOM, CLOAKROOM, GARAGE, GARDEN, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING AND NO ONWARD CHAIN ENERGY RATING D



Living Room



Living Room



Conservatory



Kitchen



Bedroom 1



Rear Elevation



GUIDE PRICE £350,000

Note: Hadley Taylor for themselves and for the vendor or lessees of this property whose agents they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Hadley Taylor has any authority to make or give any representation or warranty whatever in relation to this property.



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Location

The property is located about a mile from the centre of Wymondham. Wymondham has comprehensive shopping facilities, schools for all age groups, restaurants, public houses, parks and a mainline railway station. The A11, Norfolk and Norwich hospital and the University of East Anglia are also close by.

Accommodation

The accommodation comprises an entrance hall, living room with fireplace and patio doors, conservatory, kitchen, 3 bedrooms, bathroom and cloakroom. The property benefits from gas fired central heating and double glazing.

Outside

There are shrub beds to the front of the property with a driveway leading to the front door and to the garage. The private back garden is laid to lawn with shrub borders, patio, timber garden shed and side access. The attached garage has an up and over door.

Directions

Leave Wymondham town centre on Avenue Road in a southerly direction, turn left onto Harts Farm Road, take the second right hand turn into Holly Blue Road and the property can be found on the left hand side of the road.

Local Authority

South Norfolk Council

Services

We understand that mains electricity, gas, water and sewerage are connected to the property.

Viewing

Strictly through Vendor's sole agents: Hadley Taylor 01603 212893

Selling your home

Why not take advantage of our free market appraisal and valuation service? Ask about our competitive commission rates, our unique value added services to vendors, our innovative marketing and extensive advertising coverage.

Hours of Business

Monday to Friday: 0900 – 1730

Saturdays: 1000 – 1300



