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Newman Road . Rackheath . NR13 6PN

£220,000

IDEAL FIRST TIME BUYERS HOME OR INVESTMENT OPPORTUNITY

Just on the outskirts of Norwich centre, this smart, nicely presented semi detached bungalow offers convenience, plenty of off road parking and a good popular location and with two bedrooms - ideal first time buyers home, investment opportunity or retirement purchase.

The accommodation comprises entrance hallways leading to the sitting room with front aspect, fitted kitchen with a modern range of white gloss wall and base cabinets with worktops over with a circular stainless steel sink with drainer inset and space for cooker. Leading through into the utility room with plumbing for washing machine, space for an American style fridge freezer and access to rear garden. There are two double bedrooms and a family three piece bathroom comprising bath, WC and wash basin.

The property is approached via a shingled driveway which provides ample parking with the remaining front garden offers shrub borders. The fence to one side can easily be replaced with gates which would serve more off road parking and would create an ideal space for a motor home and caravan. The rear garden is mainly laid to lawn with shrub and flower borders, small decked patio area and a summer house with storage area.

All mains services are connected, with double glazing throughout and the property is tax band B and EPC rating of E.



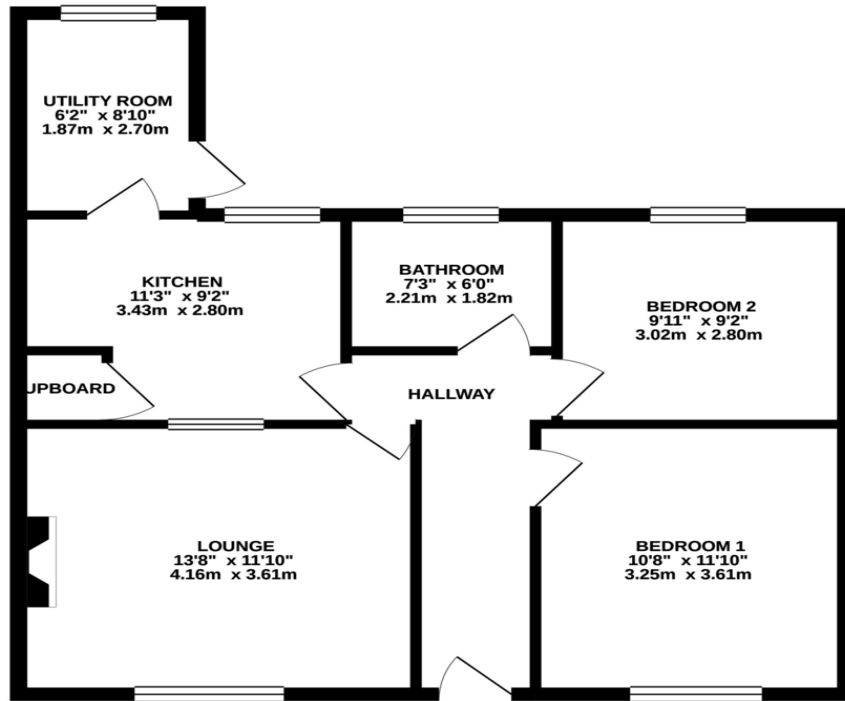
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GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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