

FREEHOLD



House - Detached

# 10 VICTORIA ROAD, TAVERHAM, NR8 6NT

Offers In Excess Of

## £400,000

### FEATURES

- No Chain
- Detached Property
- Upstairs W.C
- Conservatory
- Private Gardens
- Four Bedrooms
- Downstairs Bathroom
- Dining Room
- Garage
- Great Location



# 4 Bedroom House - Detached located in Taverham

## Description

Four bedroom detached property that could benefit from some updating, offered to the market with no onward chain. Positioned in the heart of the Village of Taverham, ideally located for amenities and facilities. The property offers flexible accommodation as there are two double bedrooms on the ground floor and a family bathroom and two further bedrooms (with wash basins) on the first floor and a separate W.C. The property is surprisingly spacious and many of the rooms have double aspects. There are solar panels installed on the roof of the property (for both the water and the electricity) and heat exchangers/air conditioning units installed in some of the rooms. The accommodation on the ground floor comprises entrance hall, sitting room, dining room, conservatory, kitchen/breakfast room, two double bedrooms and a separate family bathroom. Upstairs are two further double bedrooms and a separate W.C. The property is approached via a brick weave carriage driveway and there is a garage with an electric roller door.

## Entrance hall

Solid wood flooring, storage cupboards, stairs to first floor.

## Bedroom

11'11" x 11'10"

Radiator, built in storage, window to front and side.

## Sitting Room

18'8" x 12'10"

Radiator, air conditioning unit, window to front and side.

## Dining Room

14'11" x 10'11"

Inset shelving, radiator, window to side and door to:

## Conservatory

11' x 7'1"

windows to all aspects, double doors to rear and door to:

## Kitchen/Breakfast Room

18'8" x 12'10"

Fitted with a range of base and wall units, tiled splash backs, stainless steel sink and drainer, window to rear and door to rear.

## Bathroom

Fitted with a bath with shower over, low level W.C, sink in vanity unit, tiled walls and window to side.

## Bedroom

11'11" x 11'10"

With built in wardrobes, radiator, window to rear and side.

## FIRST FLOOR

## Bedroom

18'3" x 10'

Built in wardrobes, radiator, sink, window to front and side.

### Bedroom

13' x 9'2" + 15' x 4'4"

With built in wardrobes, radiator, wall mounted boiler, window to rear, window to side.

### W.C

Low level W.C and window to rear.

### Rear Garden

The rear garden is mainly laid to lawn with a variety of plants and shrubs and trees. There is a storage shed and access to the garage and side gate to the front.

### Front Garden

There are gardens to the front of the house and a carriage driveway which is brick weave. There is also a sloped ramp to the front door for wheelchair access.

### Garage

With electric roller door, power and light.





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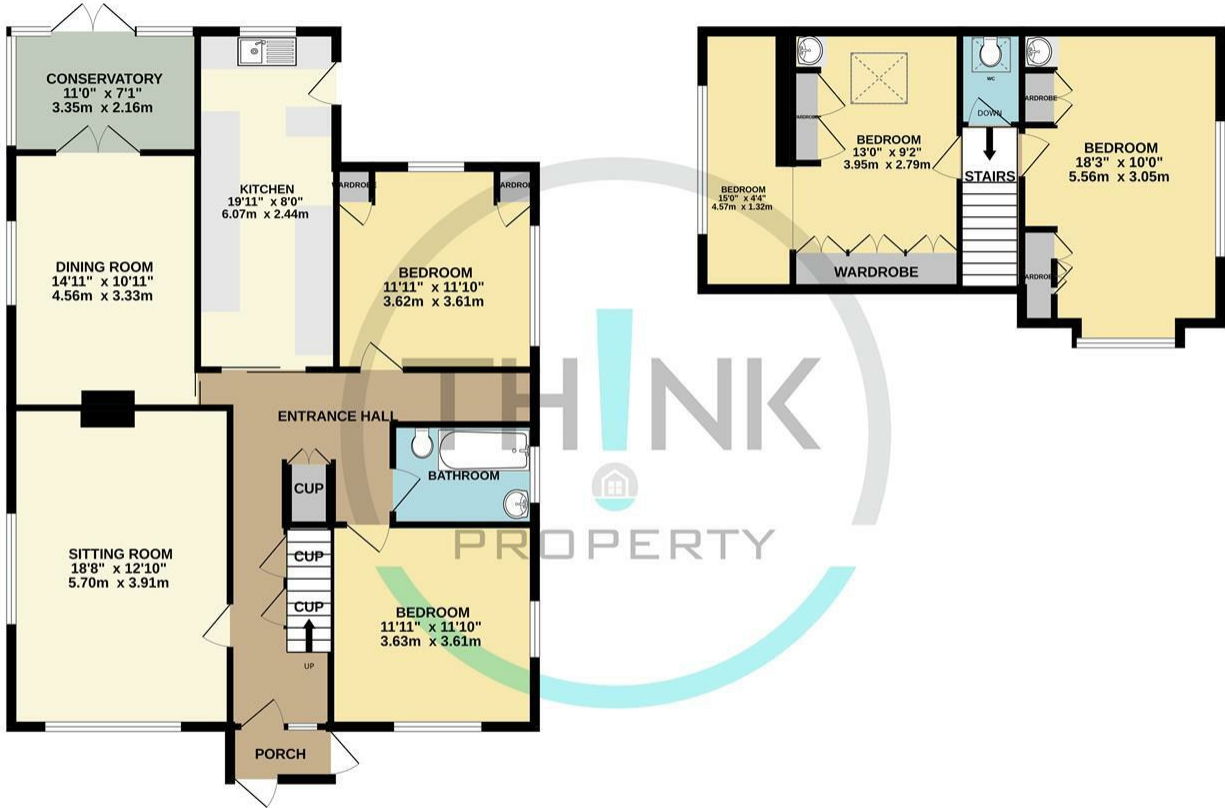
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.



GROUND FLOOR

1ST FLOOR



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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