

FREEHOLD



House - Terraced

# RIVERDENE MEWS, TAVERHAM, NORWICH.

## £240,000

### FEATURES

- No Onward Chain
- Modern Bathroom
- Large Garden Room
- Low Maintenance Gardens
- Garage
- Two Double Bedrooms
- Modern Kitchen
- Cul De Sac Location
- Parking for Two Cars
- Popular Location



# 2 Bedroom House - Terraced located in Taverham

## Entrance Hall

Storage cupboard and door to:

## Sitting/Dining Room

18'2" x 10'2"

With radiator, stairs to first floor, opening on side to kitchen and opening at rear into the garden room.

## Kitchen

9'7" x 8'1"

Modern fitted kitchen with high gloss white base units with wood effect work tops and matching wall units, 'Metro' style tiled splash backs, wooden effect flooring, integrated fridge freezer, spaces for oven and washing machine, ceramic sink and drainer and wall mounted boiler.

## Garden Room

15'9" x 9'6"

Ideal for entertaining, with pitched roof, windows to all aspects and double doors to the rear.

## FIRST FLOOR

## Landing

Doors to:

## Principal Bedroom

14'11" x 9'9"

Radiator, built in cupboard over stairs, fitted wardrobes and two windows to the front aspect.

## Bedroom Two

11'2" x 8'8"

Radiator and window to the rear.

## Bathroom

Modern fitted family bathroom with white three piece suite comprising W.C, wash hand basin and panelled bath with shower over. Sensor lighting, tiled splash backs and window to the rear.

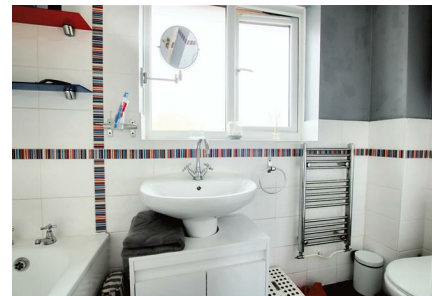
## Garden

The rear garden has been designed with low maintenance in mind, there are a variety of mature trees and shrubs which add a touch of privacy and

decorative foliage. There is a raised decking area with inset lighting and a garden bar.

### Front

The property is approached by a driveway and there is a shingle area so you can park two cars side by side. There is also a garage.





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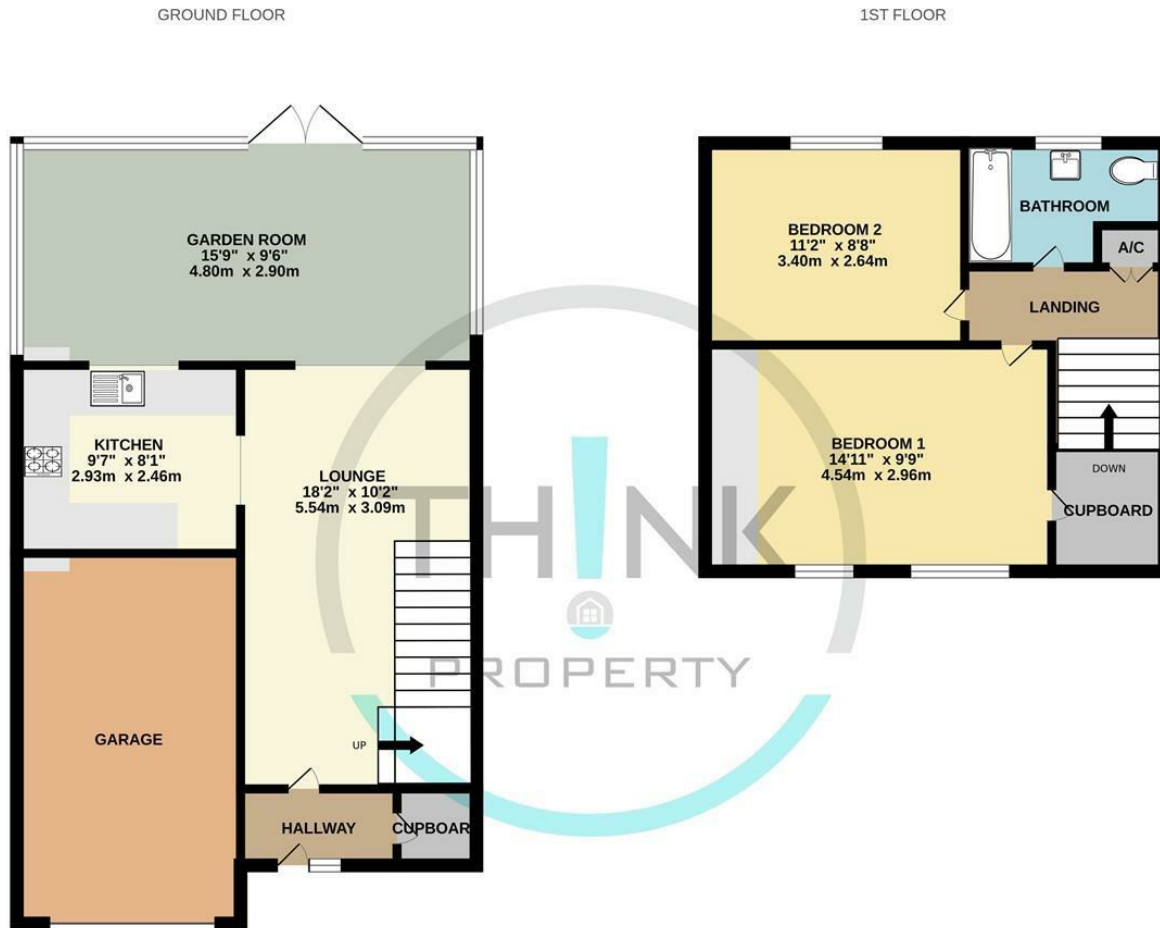


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Council Tax Band  
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility 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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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>		
(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	

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