

FREEHOLD



House - Semi-Detached

# BRANCASTER CLOSE DRAYTON NORWICH NR8 6GX

## £275,000

### FEATURES

- Attractive Three Bedroom Semi Detached House
- Garden and Ample Off Road Parking in Addition to Garage
- West Facing Garden
- En-Suite to Master, Family Bathroom and Downstairs W.C
- White Gloss Modern Fitted Kitchen
- Hall Entrance, Sitting Room and Dining Room
- Edge of Development
- Cul De Sac Location
- Sought After Location
- Well Presented Throughout



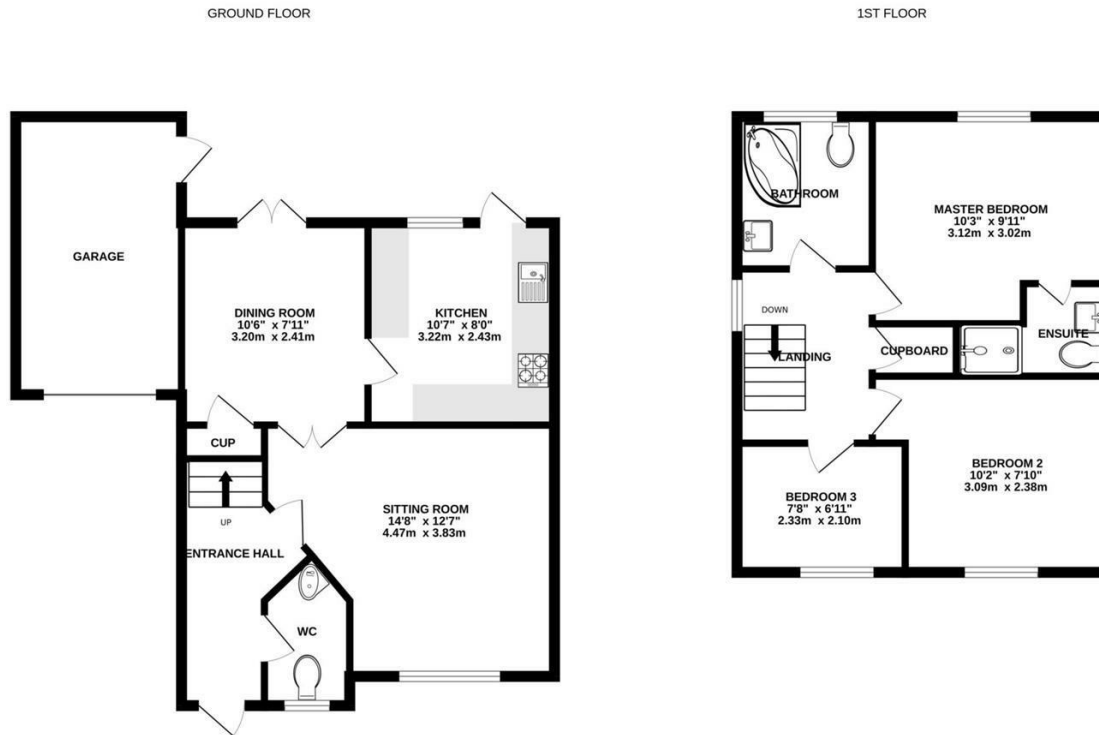
# 3 Bedroom House - Semi-Detached located in Drayton

Attractive three bedroom semi detached house set in a cul de sac location with West facing garden in the popular village of Drayton. The property is set back from the road and benefits from a garage as well as a fair amount of parking.

Call us on  
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**Council Tax Band**  
**C**



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	

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.

