



ICONIC
ESTATE AGENTS

Wensum Walk, Drayton
Guide Price £240,000 - £250,000 Freehold



- Semi Detached House
- Entrance Hallway
- Two Bedrooms
- Fitted Kitchen
- Spacious Lounge & Conservatory
- Low Maintenance Garden
- Backing Onto Mature Trees
- Newly Fitted Gas Boiler
- Ample Parking & Electric Car Charging Point
- EPC Rating C / Council Tax Band B



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 here have not been tested and no guarantee is given for their operation or reliability. See the plan as further guidance or reference to the given details with reference 020221 in given.

From the Reepham Road, turn into Thorpe Marriott onto Longdale. Take the first turning right into Freshwater Way and turn right into Wensum Walk. At the junction, turn left where the property can be found on the right hand side.

Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**



We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.