



ICONIC
ESTATE AGENTS

Old Warren, Taverham
Guide Price £260,000 - £270,000 Freehold

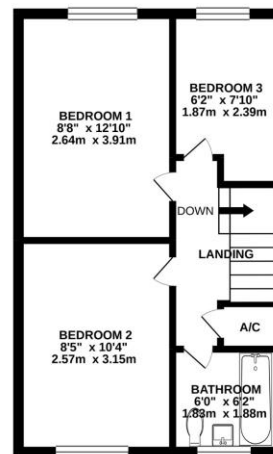
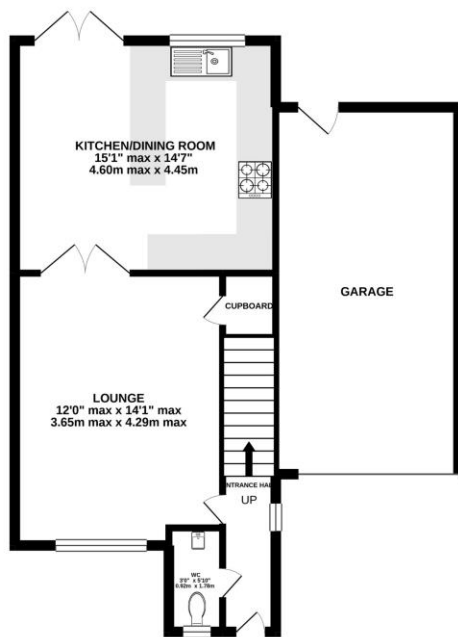


- Extended Modern Family Home
- Three Generous Bedrooms
- Stunning Kitchen/Dining Room
- Sitting Room
- Downstairs Cloakroom
- Modern Family Bathroom Suite
- Well Presented Throughout
- Private Enclosed Garden
- Garage & Driveway Offering Off Road Parking
- EPC Rating C / Council Tax Band C



GROUND FLOOR
656 sq. ft. (61.0 sq. m.) approx.

1ST FLOOR
361 sq. ft. (33.5 sq. m.) approx.



TOTAL FLOOR AREA: 1017 sq. ft. (94.5 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.
Made with Metropix 6/2021

Leave Norwich on the Drayton Road heading towards Taverham. Take the second turning into Thorpe Marriott onto Kingswood Avenue and follow the road round. Turn right into Old Warren where the property can be found at the end of the cul-de-sac on the left hand side.

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

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

rightmove

zoopla

onTheMarket.com

THE
GUILD
PROPERTY
PROFESSIONALS

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.