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ESTATE AGENTS

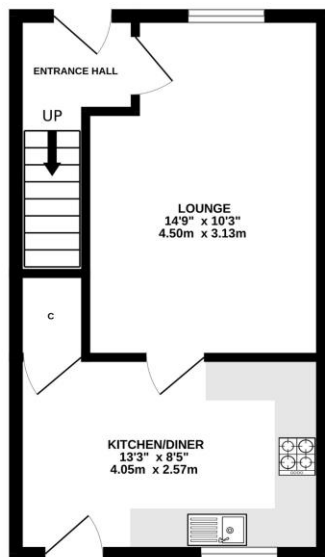
Old Warren, Taverham  
£230,000 Freehold



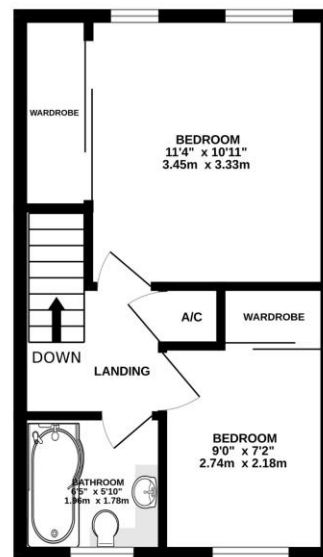
- Well Presented Linked House
- Two Well Proportioned Bedrooms
- Kitchen/Diner
- Lounge
- Family Bathroom Suite
- Private Enclosed Rear Garden
- Two Allocated Parking Spaces
- Offered With No Onward Chain
- Ideal First Time Purchase
- EPC Rating D / Council Tax Band B



GROUND FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA: 618 sq.ft. (57.4 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.  
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From Kingswood Avenue, turn into Old Warren where the property can be found on the left hand side.

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

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

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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.