



Mulberry Court, Taverham Norwich NR8 6YJ

welcome to

Mulberry Court, Taverham Norwich

Nestled in the desirable heart of Taverham, this charming two-bedroom mid-terrace home offers an exceptional opportunity for first-time buyers, downsizers, or investors alike. Boasting a prime location surrounded by a wealth of local amenities, convenience is truly at your doorstep.



Accommodation

The property in question is a charming and well-maintained two-bedroom mid terrace house, located in the highly desirable area of Taverham. This popular location offers a range of local amenities, including shops, restaurants, and excellent schools, making it an ideal spot for families and professionals alike.

As you approach the property, you are greeted by a smart and attractive facade, with a charming front garden and a welcoming entrance way. Stepping inside, you are immediately struck by the sense of space and light, with a generously sized living room.

Upstairs, you will find two good-sized bedrooms, both of which are well-proportioned and filled with natural light. The master bedroom is particularly spacious, with plenty of room for a double bed and built in wardrobe for storage, while the second bedroom is ideal for children or guests. The family bathroom is stylish, with a bath and overhead shower, sink, and toilet.

One of the key selling points of this property is its location in the heart of Taverham, surrounded by a range of local amenities that are sure to appeal to a wide range of buyers. The area is well-served by public transport, with regular buses running to Norwich city centre and beyond, while the nearby A47 provides easy access to the wider road network.

External Entrance Lobby

External entrance opening to lobby and store, internal door opening to hallway.

Hallway

Carpeted and giving access to kitchen and lounge/dining room.

Kitchen

A range of wall and base units with work surfaces over, single bowl sink and drainer, space for low level fridge, plumbing for washing machine, space for tumble dryer, laminate flooring, radiator, wall mounted gas fired central heating boiler and upvc double glazed window to front aspect.

Lounge/Dining Room

Stairs rising to first floor landing, under-stairs cupboard, carpeted flooring, radiator and upvc double glazed external entrance door and windows opening to rear aspect.

Landing

Giving access to both bedrooms, bathroom, storage cupboard and carpeted flooring.

Bedroom One

Upvc double glazed window to rear aspect, built in storage and carpeted flooring.

Bedroom Two

Upvc double glazed window to front aspect, electric panel radiator and carpeted flooring.

Bathroom

Suite comprising bath with shower over, wc, wash hand basin and tiled walls.

Outside

At the front of the property is a path leading to entrance lobby, the remainder of the garden area is laid to lawn and slate bedding area. This is complemented by an enclosed rear garden laid to lawn with patio area.

Agents Note

Managed Freehold: There is an annual service charge of £292.42 for period 01/09/25 - 31/08/26 towards the upkeep of the communal areas within this development. (Subject to annual review). Further details can be obtained by the vendor's solicitor at time of purchase.



Total floor area 52.1 m² (561 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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welcome to

Mulberry Court, Taverham Norwich

- Mid Terrace House
- Two Bedrooms
- NO UPWARD CHAIN!
- Ideal For First Time Buyers & Investors
- Highly Sought After Village Location

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEL103389 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

directions to this property:

Upon entering Taverham from the Norwich direction, continue towards the end of the village along the Fakenham Road and take the last turning left at the traffic lights onto Beech Avenue. Take the first left-hand turn onto Maple Drive, and then the first left onto Juniper Way. At the end of the road turn left onto Mulberry Court where the property can be found identified by our W H Brown for sale board.



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