

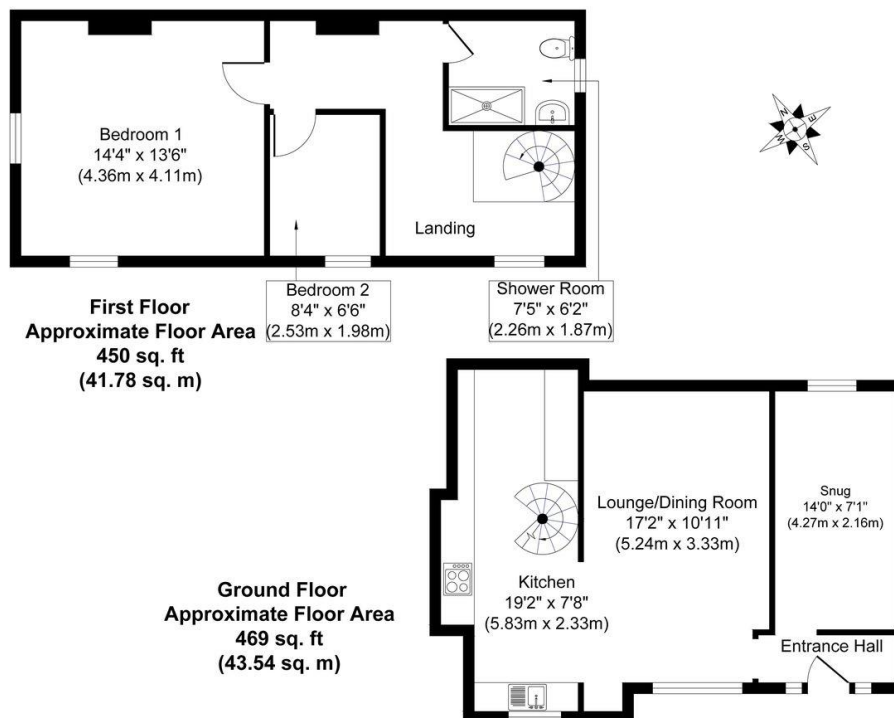
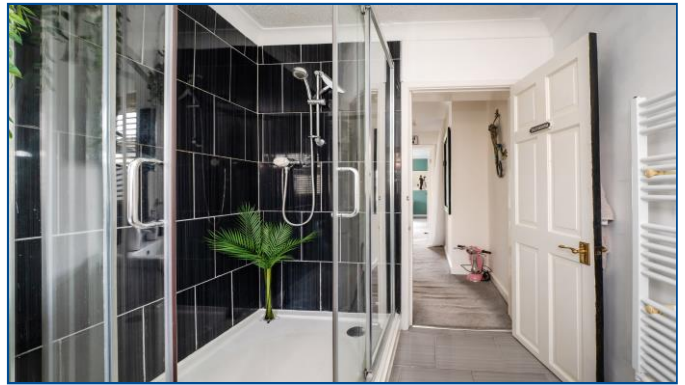


ICONIC  
ESTATE AGENTS

Newmarket Street, Norwich  
Guide Price £210,000 - £220,000 Freehold/Leasehold



- Two Bedroom Home In Golden Triangle
- Modern Kitchen With Integrated Appliances
- Bright Open Plan Living/Dining Area
- Private Roof Terrace For Outdoor Seating
- Versatile Snug/Office Or Second Lounge
- Modern Shower Room
- Prime Location For Cafés, Restaurants & Shops
- Strong Transport Links To City Centre & UEA
- Front Courtyard With Off Road Parking
- EPC Rating E / Council Tax Band A



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

From the A11 Newmarket Road, turn into Brunswick Road and then into Newmarket Street where the property can be found indicated by our For Sale Board.

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

Taverham 01603 261104  
Norwich 01603 740044

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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.