



Mulberry Court, Taverham Norwich NR8 6YJ

welcome to

Mulberry Court, Taverham Norwich

William H Brown are pleased to offer for sale this one-bedroom cluster house, situated in the sought-after village of Taverham, with great local amenities and schooling. Properties like this are in high demand, therefore a full and early internal inspection is highly recommended.



Accommodation

William H Brown are pleased to offer for sale an ideal first time buy or investment opportunity. This one-bedroom cluster house is well-presented with the benefit of electric heating, upvc double glazing, enclosed front garden and allocated parking. Furthermore, within walking distance of the property is excellent public transport links to the city of Norwich.

Internally the accommodation comprises of; lounge and kitchen and this is complemented to the first floor by one bedroom with ensuite bathroom.

Act fast to avoid missing out on this popular opportunity!

Lounge

8' 8" x 14' 3" (2.64m x 4.34m)

Upvc double glazed external entrance door opening to lounge with upvc double glazed bow window to side aspect and window to front, stairs rising to first floor landing, under-stairs cupboard, laminate flooring and wall mounted electric radiator. Opening to kitchen.

Kitchen

7' 7" x 5' 4" (2.31m x 1.63m)

A range of wall and base units with tiled splash back and work surfaces over, stainless steel sink and drainer, wall mounted gas fired central heating boiler, space for free-standing cooker and low-level fridge and plumbing for washing machine. Upvc double glazed bow window to side aspect.

Bedroom

14' 3" x 11' 3" (4.34m x 3.43m)

Two upvc double glazed window to front aspect, wall mounted electric radiator and store cupboard, giving access to ensuite bathroom.

Ensuite Bathroom

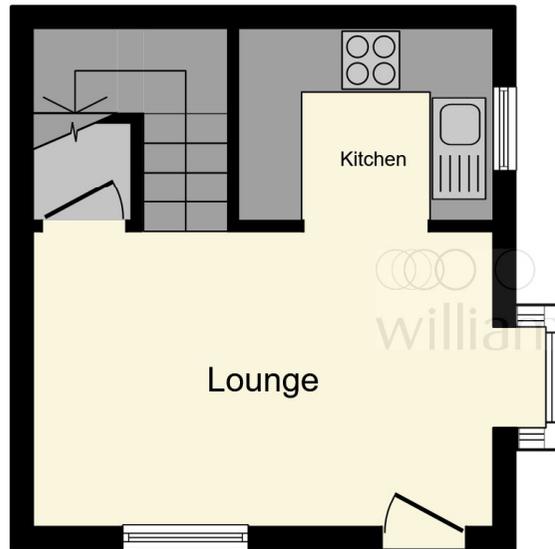
Suite comprising bath with shower screen and shower head over, toilet, wash hand basin. tiled splash backs. wall mounted electric heater and upvc double glazed window to side aspect.

Outside

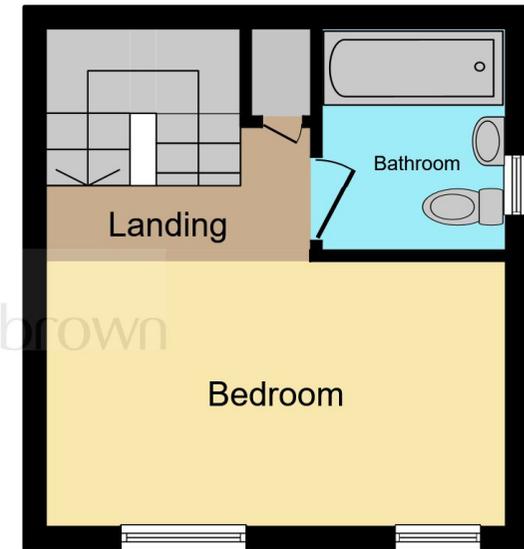
There is an enclosed garden area to the front by picket fencing and is laid to shingle and grass with path leading to front door and outside store which housing gas and electric meters.

Agent Note

This property is subject to an annual service charge for the upkeep of the communal areas within this development, the current service charge for period 01/09/24 - 31/08/25 is £279.10, subject to annual review.



Ground Floor



First Floor

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.focalagent.com



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welcome to

Mulberry Court, Taverham Norwich

- Cluster House
- One Bedroom
- Ideal First Time Buyer Or Investment Opportunity
- Electric Heating + Gas Fired Water Heating
- Upvc Double Glazing

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

offers in excess of

£140,000



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 right onto Mulberry Court where the property can be found on the left-hand side identified by our W H Brown for sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL103251 - 0004

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.



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