



ICONIC
ESTATE AGENTS

The Drove, Taverham
Guide Price £260,000 - £270,000 Freehold

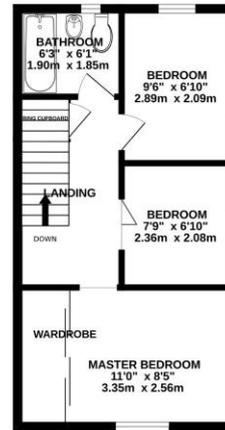


- Well Presented Family Home
- Entrance Hallway With Cloakroom
- Three Bedrooms
- Kitchen/Diner
- Bay Fronted Lounge
- Conservatory
- Family Bathroom
- Garage & Driveway
- Envious Corner Plot Garden
- EPC Rating D / Council Tax Band C



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for any prospective purchase. The layout, fixtures and fittings shown hereon are not intended to be guaranteed and are subject to change without notice. Measurements are to the internal face of walls unless otherwise stated.

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. Take the second turning into Thorpe Marriott onto Kingswood Avenue and take the second turning right into The Gains and turn right 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**



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.