



**Fallow Drive, Banham Norwich NR16 2FJ**

**welcome to**

**Fallow Drive, Banham Norwich**

A well presented modern two bedroom terrace home, with a Hi-spec Kitchen diner with a selection of integrated appliances, ground floor under floor heating, enclosed rear garden. Two good size bedrooms and stylish family bathroom. ideal property for a first time buyer.



## Description

William H Brown are pleased to present this modern two-bedroom terrace with a builder's guarantee. The property offers two good size bedrooms, stylish family bathroom, a hi-spec modern fitted kitchen with matching base level and wall mounted storage units, Enclosed rear garden, and off-road parking for two cars. The property is situated in the popular village of Banham.

## Entrance Hall

Doors to Kitchen diner, cloak room and stairs to first floor.

## Cloak Room

WC, hand Wash Basin

## Kitchen Diner

15' 9" x 8' 5" ( 4.80m x 2.57m )

Hi- specification modern fitted kitchen with matching base level and wall mounted storage units, selection of integrated appliances, space and plumbing for washing machine Double glazed window to front aspect,

## Sitting Room

15' 11" x 11' 1" ( 4.85m x 3.38m )

Fitted carpet, under floor heating, French doors to rear Garden.

## Bedroom 1

15' 10" x 11' 3" ( 4.83m x 3.43m )

fitted carpet, radiator double glazed window to rear aspect.

## Bedroom 2

8' 5" x 16' ( 2.57m x 4.88m )

fitted carpet, radiator double glazed window to front pack.

## Family Bathroom

7' x 6' 4" ( 2.13m x 1.93m )

Three piece suite comprising of Bath with over bath shower , WC, Hand Wash basin with vanity unit.

## Enclosed Rear Garden

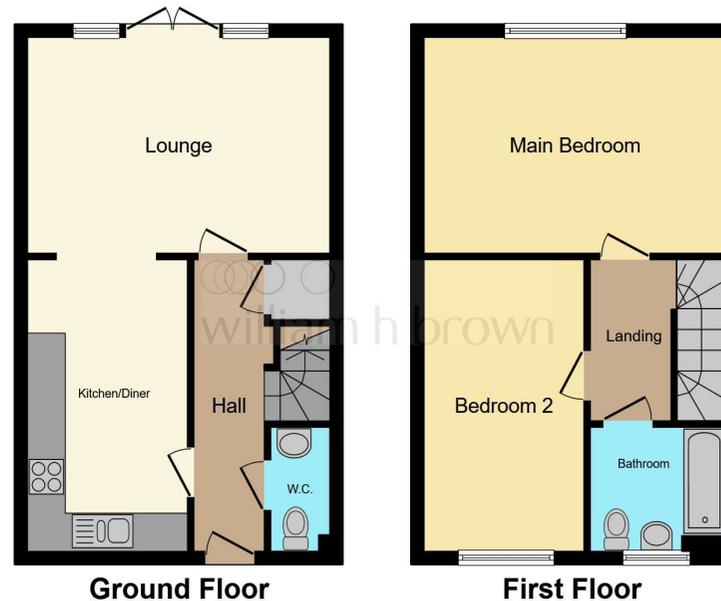
Enclosed rear garden, Patio area and path way.

## Driveway Parking

Off road parking spaces for two cars.

## Agents Note

A service charge of approx. £224 per annum applies.



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](http://www.focalagent.com)



**view this property online** [williamhbrown.co.uk/Property/ATB109711](http://williamhbrown.co.uk/Property/ATB109711)



welcome to

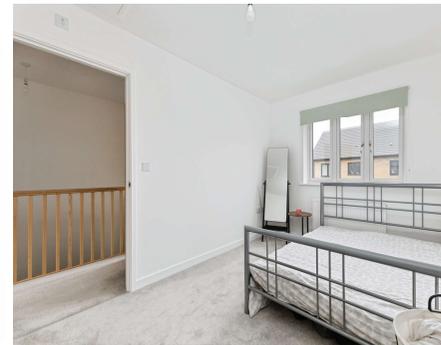
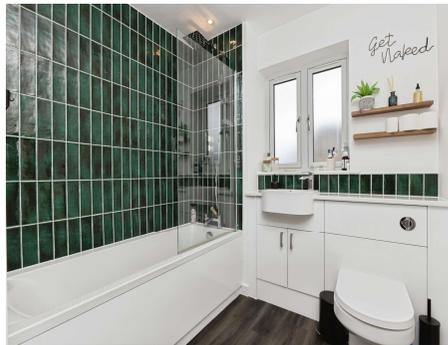
## Fallow Drive, Banham Norwich

- guide price £240,000 to £260,000
- Two Bedroom (1) 15'10 x 11'3
- HI Spec modern Fitted Kitchen Diner
- Sitting room with french doors to rear garden.
- Enclosed Rear Garden
- Off road parking 2 cars
- Energy EPC rating B
- Air source heat pump, under floor heating on the ground floor and double glazing

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

guide price

**£240,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/ATB109711](https://www.williamhbrown.co.uk/Property/ATB109711)



Property Ref:  
ATB109711 - 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.



william h brown



**01953 452990**



[Attleborough@williamhbrown.co.uk](mailto:Attleborough@williamhbrown.co.uk)



Exchange Street, ATTLEBOROUGH, Norfolk,  
NR17 2AB



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**