



FREEHOLD

House - Semi-Detached

# THE CAINS, TAVERHAM

Price Guide

# £210,000

## FEATURES

- Two Bedroom
- Entrance Hall
- Lounge
- Kitchen/Dining Room
- Bathroom
- Off Road Parking for 2 Cars
- Enclosed Rear Garden
- No Onward Chain



## 2 Bedroom House - Semi-Detached located in Taverham

\*Guide Price £210,000 - £220,000\*

Nestled in the charming area of The Cains, Taverham, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest.

Upon entering, you are welcomed by an entrance hall that leads into a spacious lounge, perfect for entertaining guests or enjoying quiet evenings. The kitchen/diner is a wonderful feature of this home, offering a practical space for family

meals and social gatherings.

Outside, the enclosed rear garden provides a private sanctuary, ideal for outdoor activities or simply enjoying the fresh air. Additionally, the property includes parking for two vehicles, ensuring convenience for you and your guests.

With no onward chain, this home is ready for you to move in and make it your own. The Cains is a lovely location, offering a peaceful environment while still being within easy reach of local amenities and transport links. This property is a fantastic find and is sure to attract interest, so do not miss the chance to view it.

## Hallway

With front entrance door, stairs to the first floor, radiator and door to lounge.

## Lounge

With double glazed window to the front aspect, radiator and door to the kitchen/dining room.

## Kitchen/Dining Room

Fitted with a range of wall, base and drawer units with rolled edge work surface over, built in electric oven, gas hob, tiled splashbacks, sink drainer unit, storage cupboard, radiator, double glazed window to the rear aspect and door to the garden.



## Landing

With airing cupboard, loft access and doors to all rooms.

## Bedroom 1

With two double glazed windows to the front aspect and radiator.





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### Bedroom 2

With double glazed window to the rear aspect and radiator.

### Bathroom

Fitted with a three piece suite comprising of panelled bath with shower over, wash basin with pedestal, w.c, part tiled walls and double glazed window to the rear aspect.

### Outside

The property offers a front garden that is laid to lawn and there is a paved path leading to the front door. There are two allocated parking spaces to the front of the property off road. To the rear there is an enclosed rear garden enclosed by timber fencing.



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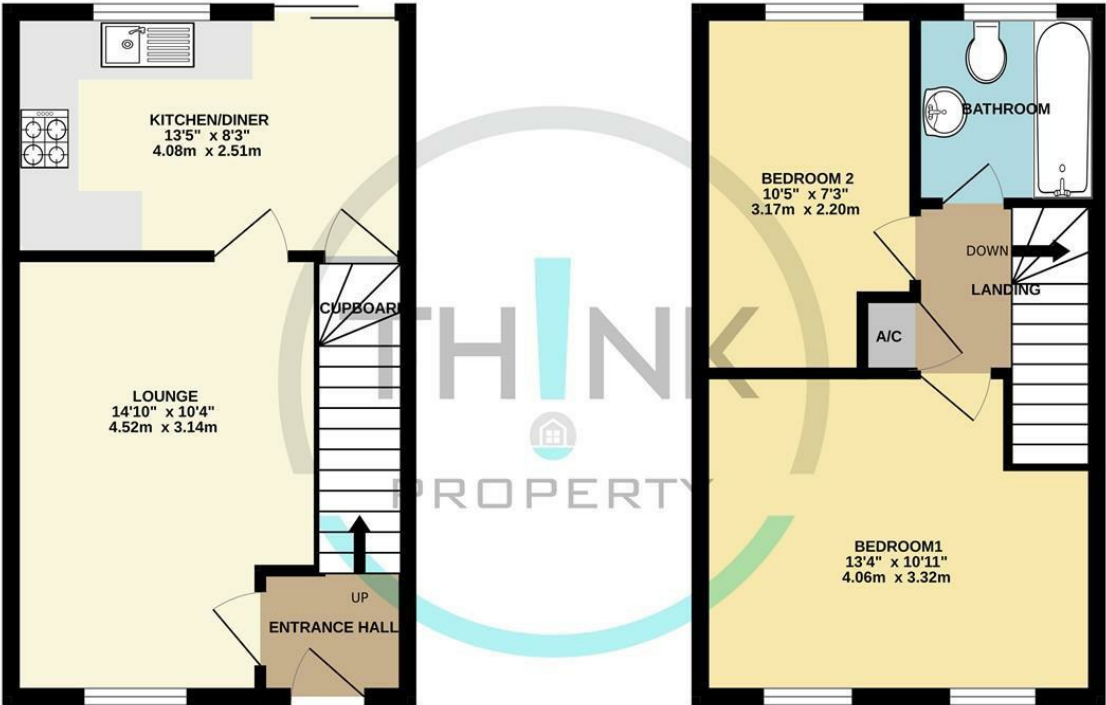
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Council Tax Band

**B**

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

