



ICONIC
ESTATE AGENTS

Bishop Rise, Drayton
Guide Price £140,000 – £150,000 Freehold



- Ideal Investment/First Time Purchase
- One Generous Double Bedroom
- Fitted Kitchen
- Bright Sitting Room With Bay Window
- Three Piece Bathroom Suite
- Lawned Front Garden
- Well Presented Throughout
- Popular Convenient Taverham Location
- Allocated Parking Space
- EPC Rating C / Council Tax Band A



GROUND FLOOR
193 sq.ft. (17.9 sq.m.) approx.



1ST FLOOR
181 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA : 373 sq.ft. (34.7 sq.m.) approx.

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 inaccuracy. 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 is given to their operability or efficiency can be given.

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Take the first exit onto Thorpe Marriott via Windsor Chase and follow the road round to the junction. Turn left onto Kingswood Avenue and take the third exit at the mini roundabout onto Pendlesham Rise. Turn right into Acres Way and left into Bishop Rise where the property can be found on the left hand side.

Under Section 21 of the Estate Agency Act, the owner of the property is associated with Iconic Estate Agents.

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

Taverham **01603 261104**
Norwich **01603 740044**

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THE GUILD
PROPERTY
PROFESSIONALS

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.