



**ICONIC**  
ESTATE AGENTS

Bill Todd Way, Taverham  
Guide Price £260,000 - £270,000 Freehold

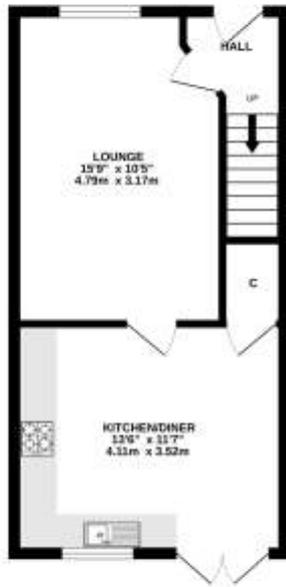


- Modern Three Bedroom Family Home
- Principle Bedroom With En-Suite
- Generous Kitchen/Dining Room
- Spacious Sitting Room
- Three Piece Family Bathroom Suite
- Enclosed Rear Garden
- Insulated Timber Outbuilding/Office
- Single Garage & Driveway
- End Of Cul-de-Sac Location
- EPC Rating D / Council Tax Band C



GROUND FLOOR

1ST FLOOR



These floor plan dimensions are given as an indication only. The Buyer should verify the measurements of these dimensions against the actual dimensions and should not rely on these dimensions for any purpose. The Buyer should also verify the measurements of these dimensions against the actual dimensions and should not rely on these dimensions for any purpose. The Buyer should also verify the measurements of these dimensions against the actual dimensions and should not rely on these dimensions for any purpose.

Leave Norwich via the Drayton Road heading towards Taverham. Take the second exit into Thorpe Marriott onto Kingswood Avenue. Follow the road round and turn right into Bill Todd Way where the property can be found situated at the end of the cul-de-sac.

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.