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ESTATE AGENTS

Nutwood Close, Taverham  
OIEO £225,000 Freehold

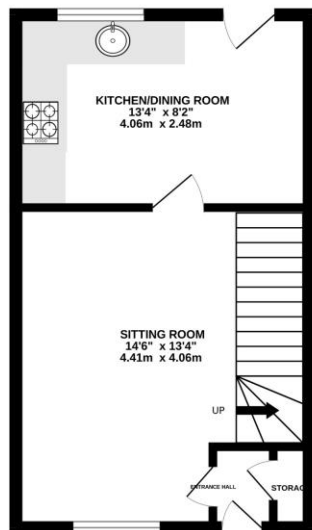


- Immaculate Mid Terrace House
- Entrance Hallway
- Two Double Bedrooms
- Modern Kitchen/Dining Room
- Spacious Lounge
- Modern Three Piece Family Bathroom
- Private Enclosed Rear Garden
- En-Bloc Garage
- Perfect Investment/First Time Purchase
- EPC Rating D / Council Tax Band B

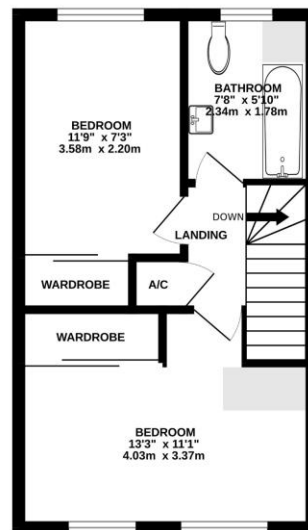




GROUND FLOOR



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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Leave Norwich via Drayton Road and continue onto Fakenham Road heading towards Taverham. Take the second turning into Thorpe Marriott onto Kingswood Avenue. Continue along and take the 7<sup>th</sup> turning right into Nutwood Close. Follow the road round 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**

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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.