



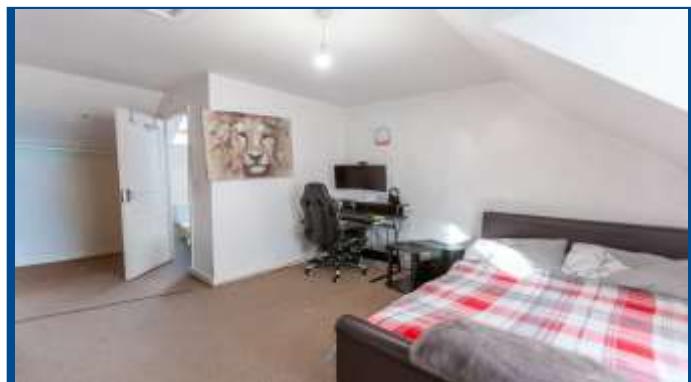
**ICONIC**  
ESTATE AGENTS

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**Dr Torrens Way, New Costessey**  
**£275,000 Freehold**



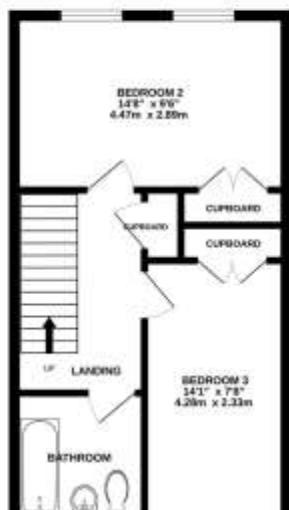
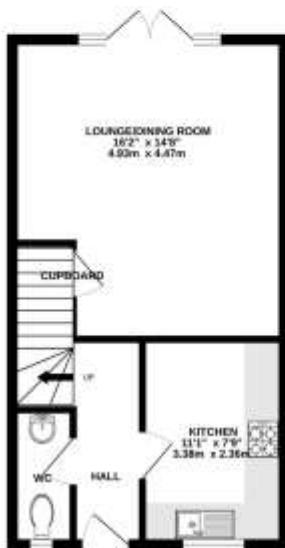
- Attractive Three Storey Family Home
- Three Generous Double Bedrooms
- Spacious Sitting/Dining Room
- Well Appointed Kitchen With Breakfast Bar
- Principle En-Suite & Family Bathroom
- Downstairs Cloakroom
- Enclosed Rear Garden With Patio Area
- Allocated Parking
- Offered With No Onward Chain
- EPC Rating C / Council Tax Band B



GROUND FLOOR  
400 sq ft. (37.1 sq m.) approx.

1ST FLOOR  
400 sq ft. (37.1 sq m.) approx.

2ND FLOOR  
255 sq ft. (23.7 sq m.) approx.



TOTAL FLOOR AREA: 1055 sq ft. (98.0 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and we accept no responsibility or liability in respect of any errors, omissions or misrepresentation. 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 as to their operability or efficiency. ©2016  
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From the Dereham Road, turn right into Longwater Lane and left into Dr Torrens Way where the property can be found on the right hand side.

Agents Notes: Charges are to be confirmed.

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.