



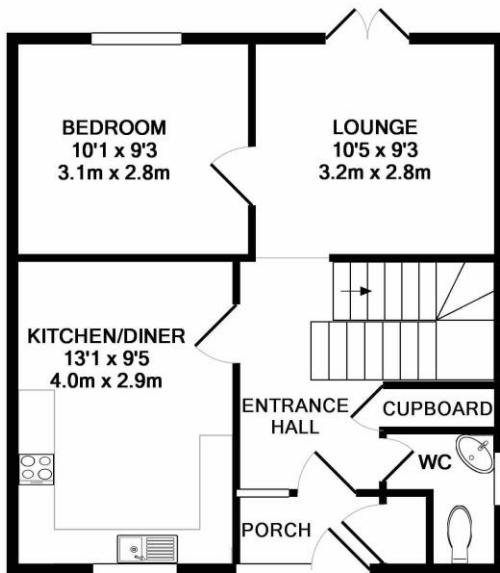
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ESTATE AGENTS

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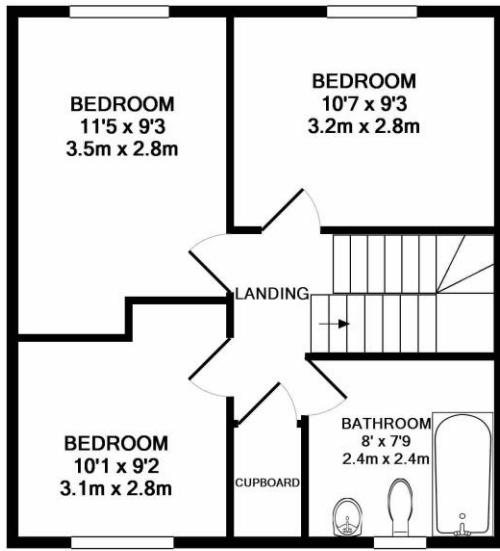
Taleworth Close, Norwich  
OIEO £220,000 Freehold



- Semi Detached Property
- Four Bedrooms
- Kitchen/Diner
- Lounge
- Family Bathroom & Downstairs Cloakroom
- Study/Bedroom 4
- Ideal Investment/First Time Purchase
- Easy Access To The UEA & NNUH
- Offered With No Onward Chain
- EPC Rating C / Council Tax Band B



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 the Dereham Road and continue to Costessey. At the Bowthorpe roundabout take the first exit onto Wendene. Turn left into Clover Hill and follow the road round. Turn right into Humbleyard and at the end of the road turn left where the property can be found on the left hand side indicated by our For Sale Board.

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

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

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THE GUILD  
PROPERTY  
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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.