

FREEHOLD



House - Semi-Detached

9 THE FALLOWS, TAVERHAM, NORWICH, NR8 6GD

Price Guide

£220,000

FEATURES

- £220,000 - £230,000
- TWO BEDROOMS
- GARAGE & DRIVEWAY
- SHOWER ROOM
- NO ONWARD CHAIN
- SUBSTANTIAL CORNER PLOT
- KITCHEN/DINING ROOM
- CUL DE SAC LOCATION



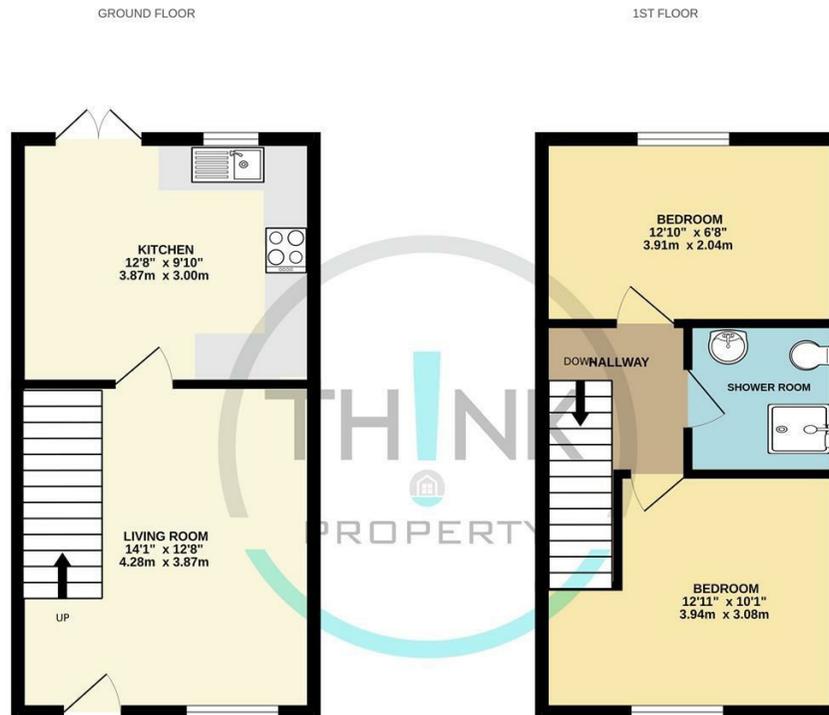
2 Bedroom House - Semi-Detached located in Norwich

*** £220,000 - £230,000 *** Located in the charming area of The Fallows, Taverham, this delightful two-bedroom semi-detached house offers a wonderful opportunity for both first-time buyers and those looking to downsize. Set on a substantial corner plot, the property boasts a spacious layout that is both practical and inviting.

Upon entering, you will find a comfortable lounge that provides a perfect space for relaxation and entertaining. The kitchen/breakfast room is well-appointed, making it an ideal spot for family meals or casual dining. The first floor features a landing that leads to two generously sized bedrooms, ensuring ample space for rest and personalisation. The shower room is conveniently located, catering to the needs of modern living.

Outside, the property is enhanced by gardens to the rear and side, complemented by additional shingled land, offering potential for further development (stp), outdoor enjoyment or gardening enthusiasts. A garage and driveway to the rear provide convenient off-road parking and extra storage options.

With no onward chain, this home is ready for you to move in and make it your own. The Fallows is a sought-after location, known for its friendly community and proximity to local amenities. This property presents a fantastic opportunity to enjoy comfortable living in a desirable area. Don't miss your chance to view this lovely home.



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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Council Tax Band
B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

