



House - End Terrace

# 22 OLD WARREN, TAVERHAM, NORWICH, NR8 6GA

## £975

### FEATURES

- AVAILABLE NOW
- TWO DOUBLE BEDROOMS
- WELL PRESENTED THROUGHOUT
- KITCHEN/BREAKFAST ROOM
- LOUNGE
- ENCLOSED REAR GARDEN
- TWO PARKING SPACES
- SOUGHT AFTER LOCATION



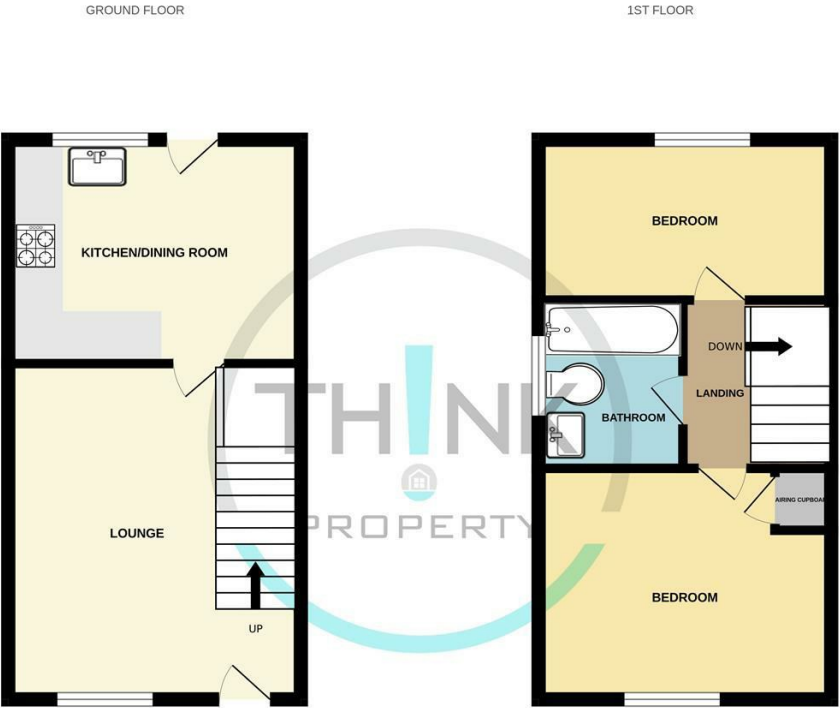
# 2 Bedroom House - End Terrace located in Norwich

**\*\* AVAILABLE NOW \*\*** Nestled in the charming area of Old Warren, Taverham, this well-presented two-bedroom end terrace house offers a delightful living experience. Built in 1994, the property spans approximately 700 square feet and is perfect for those seeking a comfortable and modern home.

Upon entering, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The kitchen breakfast room is a highlight of the home, offering a practical space for culinary pursuits and casual dining. The layout is designed to maximise both functionality and comfort.

The property boasts two generously sized double bedrooms, providing ample space for rest and personalisation. The well-appointed bathroom completes the interior, ensuring all essential amenities are readily available.

Outside, you will find a private rear garden, a perfect retreat for enjoying the outdoors, whether it be for gardening, hosting barbecues, or simply unwinding in a tranquil setting. Additionally, the property includes two dedicated parking spaces, a valuable feature in this desirable location.



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 is given to their operability or efficiency can be given. Made with Metropia ©2025

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**Council Tax Band**  
**B**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.

