

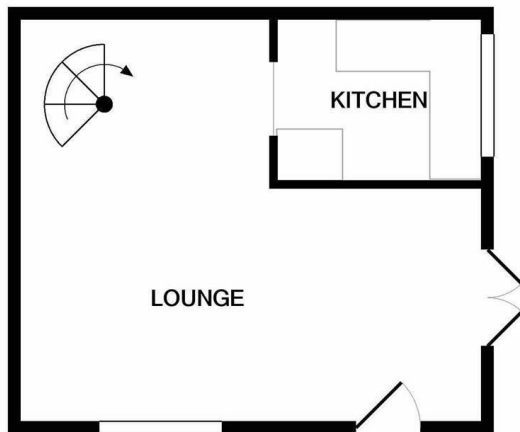


40 Nutwood Close | Thorpe Marriott | Taverham | NR8

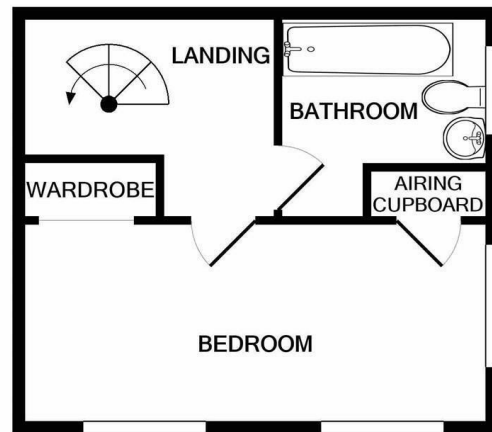
£165,000

Offered with NO ONWARD CHAIN is this well presented, ONE bedroom, MODERN terrace house situated on the ever popular Thorpe Marriott development with accommodation comprising open plan lounge/dining room and kitchen. On the first floor there is a double bedroom and bathroom. Outside there is a LARGE DRIVE providing off-street parking, and a fully enclosed, mainly lawned rear garden. The property benefits from double glazing. Thorpe Marriott can be found to the north-west of the city boasting an array of amenities including good primary and secondary schooling, shops, popular local pubs and restaurants, doctors and dentists. There is also great access to the new NDR link road.





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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Accommodation Comprises:

Front door to:

Lounge/Dining Room

Spiral staircase to first floor, t.v. point.

Kitchen

Fitted wall and base units with work tops over, electric hob, space for oven and fridge, plumbing for additional appliance.

Bedroom

Three double glazed windows, wardrobe recess, built-in airing cupboard.

Bathroom

Suite comprising low level w.c., wash hand basin, bath with shower over, extensive tiling, frosted double glazed window.

Outside

Storage cupboard by the front door.

Outside - Rear

Private, fully enclosed garden mainly laid to lawn with patio area and side access gate. Allocated off-street parking.

Directions

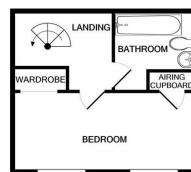
Leave Norwich on the Fakenham Road (A1067) and proceed through the villages of Drayton and Taverham. Continue towards the end of Taverham and turn right into Kingswood Avenue, follow the road round to the right, turn right into Nutwood Close and the property can be found on your right hand side.

Tenure

Freehold.



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Local Authority

Broadland District Council, Tax Band A

Tenure

Freehold

Energy Efficiency Rating

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

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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