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Laburnum Avenue . Taverham . NR8 6JX



**Guide Price £260,000**

**A THREE BEDROOM DETACHED  
BUNGALOW REQUIRING UPDATING  
IN A POPULAR LOCATION. NO  
ONWARD CHAIN.**

**DESCRIPTION** The accommodation includes an entrance hall, lounge/diner, kitchen, three bedrooms and a wet room. The UPVC double glazed conservatory is accessed via one of the bedrooms and there is a separate WC. The property has the benefit of gas central heating and UPVC double glazed windows. The adjoining garage is now used as a store but could be reinstated with the installation of a new garage door. The gardens have been landscaped for low maintenance with wheelchair accessibility in mind. There is also a large workshop.

**LOCATION** Taveham is a popular village situated about 6 miles north-west of the city. Local amenities include a range of shops, all levels of schools including Langley Prep School, Taverham High School and the Wensum Valley Hotel and Golf Club is within easy reach. The city of Norwich is within easy reach with all its shopping, transport and cultural facilities, including airport and mainline rail station. Otherwise, access to the North Norfolk coast and Norfolk Broads is good and there is also access via Ringland across to the A47 trunk road and Norwich southern bypass.



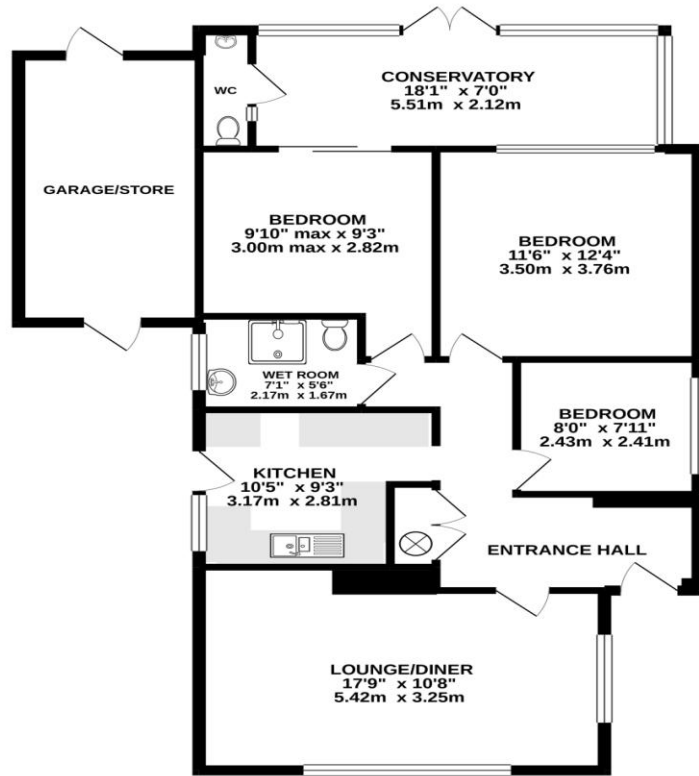
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GROUND FLOOR  
1010 sq.ft. (93.8 sq.m.) approx.



TOTAL FLOOR AREA: 1010 sq.ft. (93.8 sq.m.) approx.  
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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

AGENT NOTE:

We believe the property to be on mains water and drainage and that gas and electricity are connected.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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