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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

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**24 Acres Way, Thorpe Marriott,
Norwich, Norfolk, NR8 6UT**



Pymm & Co
Estate Agents and Lettings

Pymm & Co are delighted to offer this refurbished two bedroom townhouse for sale, situated on the very popular Thorpe Marriott estate, north west of Norwich. The property has been newly redecorated and offers sitting room, newly fitted kitchen, two bedrooms, newly fitted bathroom, newly fitted carpets, double glazing, gas central heating, an enclosed rear garden and no onward chain. The property is a great first time buy or buy to let investment so call Pymm & Co on 01603 305805 to book your viewing.



£125,000

Entrance Porch

Front entrance door, double glazed window to the front, door to:-

Sitting Room

12' 3" x 11' 8" (3.73m x 3.56m)

Double glazed window to the front, gas fire, radiator, open plan stairs to the first floor.

Kitchen/Diner

11' 7" x 10' 8" (3.53m x 3.25m)

Double glazed window and door to the rear, fully refitted with a range of base and eye level cupboards, sink unit, work surfaces, tiled splashbacks, built in electric hob with extractor over, built-in electric oven, space for washing machine, space for fridge, gas fired boiler, understairs storage cupboard,

First Floor Landing

Doors to:-

Bedroom 1

12' 3" narrowing to 8'10" x 11' 9" (3.73m narrowing to 2.69m x 3.58m)

Double glazed window to the front, radiator.

Bedroom 2

7' 2" x 6' 9" (2.18m x 2.06m)

Double glazed window to the rear, radiator.

Bathroom

Double glazed window, suite comprising of panelled bath with shower, wash basin, low level WC, tiled splashbacks, airing cupboard housing hot water cylinder, radiator.

Outside

To the front of the property there is an open plan garden that is mainly gravelled. To the rear the garden is split into two levels and has been laid for hard landscaping with a paved patio, shrub beds and borders and enclosed by walling. There is also gated access to the garaging area.

Agents Note

There is a brick built garage which could be available to purchase either via separate negotiation or an increase in the purchase price. Please call Pymm & Co for further details.



Directions

Leave Norwich via the A1607 Fakenham Road and continue through Drayton. Turn right into Thorpe Marriott and onto Windsor Chase. Follow the road to the T-junction and turn left into Kingswood Avenue. Turn right into Pendlesham Rise and then right again before the parade of shops into Acres Way where the property can be found on the right hand side.

