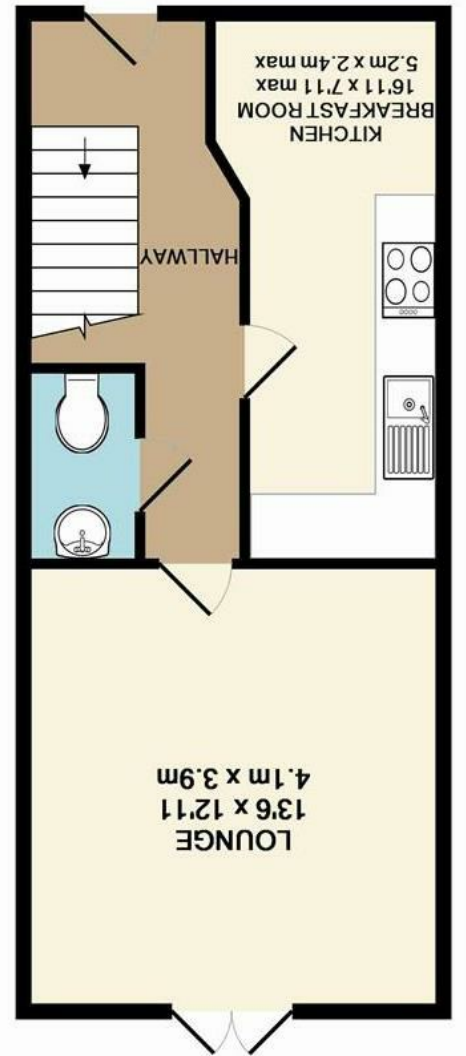
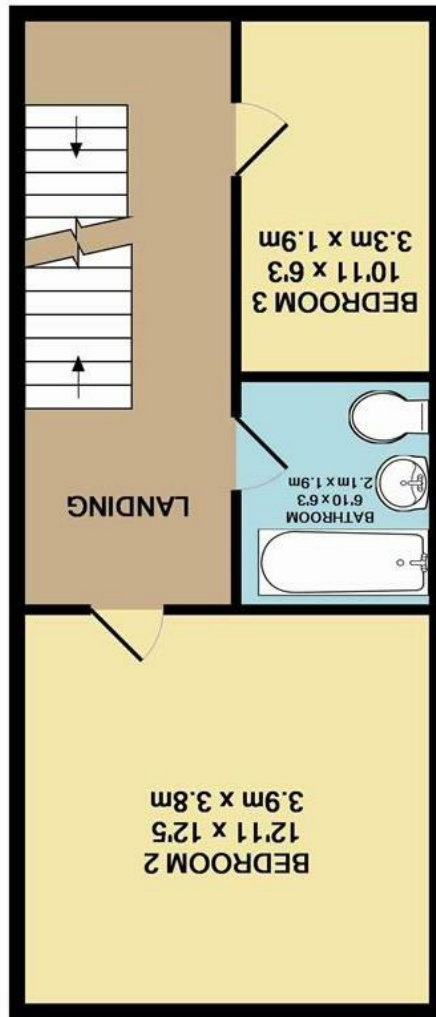


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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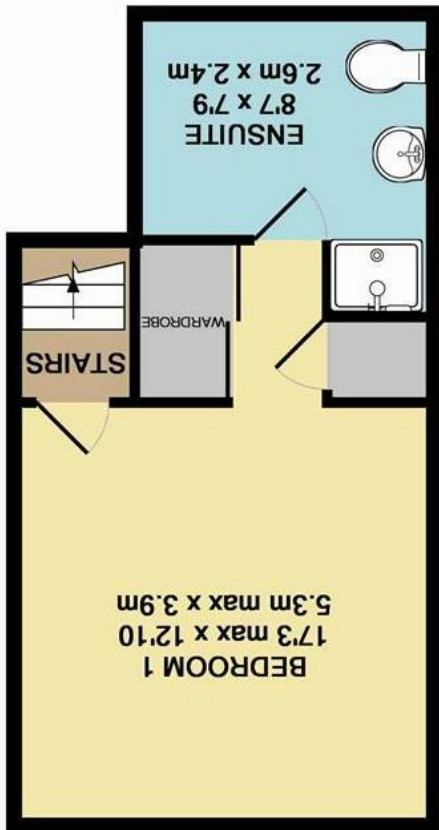
GROUND FLOOR



1ST FLOOR



2ND FLOOR



**Energy Efficiency Rating**

Current	Potential
83	84

Very energy efficient - lower running costs (A) (81-91)  
 Energy efficient (B) (69-80)  
 Decent (C) (55-68)  
 Average (D) (39-54)  
 Fair (E) (21-38)  
 Poor (F) (1-20)  
 Not energy efficient - higher running costs (G) (1-20)

England & Wales  
 EU Directive 2002/91/EC

Disclaimer - In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



Redpoll Road | Norwich | NR8  
 Guide Price £220,000 - £225,000



abbotFox presents this stylish modern townhouse. Located within the popular residential area of Costessey, this home is an ideal opportunity for any young family. With accommodation over three floors, this home affords a high degree of flexibility. With the ground floor offering an inviting entrance hall, cloakroom, kitchen breakfast room and a spacious lounge, the first floor offers two comfortable bedrooms and a family bathroom. The top floor provides a spacious master suite with dressing area and en-suite shower room. An internal viewing comes highly recommended.

Guide Price £220,000 - £225,000

The up and coming Queens Hill development is situated just 7 miles west of the historic City Centre of Norwich. The modern development offers a wide range of amenities from the Longwater Retail Park including a Sainsbury's Supermarket, Next Home, Boots, The Range, a choice of takeaway restaurants and a public house. Schooling for all ages is provided through the local Queens Hill Primary & Nursery, and Ormiston Victory Academy which was rated 'Outstanding' by Ofsted. The close proximity to The A47 bypass and Dereham road as well as regular bus routes makes travelling into the Norwich City Centre easy and convenient with the nearby Costessey Park and Ride also offering buses to the Norfolk and Norwich Hospital. To the north of the City Centre, a short 25-minute drive away is the Norwich International Airport providing transportation to a variety of destinations outside and inside of the UK.

