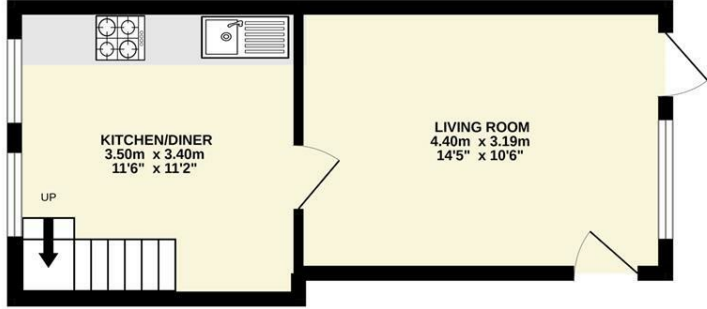


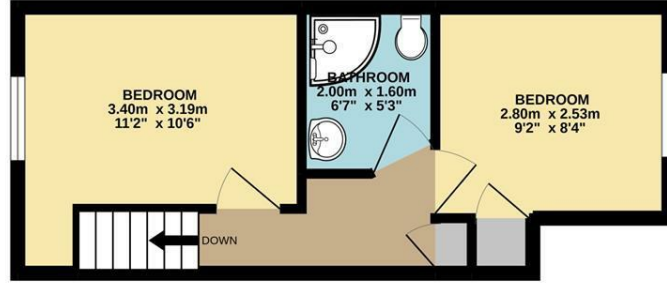
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

GROUND FLOOR
26.0 sq.m. (280 sq.ft.) approx.



1ST FLOOR
23.8 sq.m. (257 sq.ft.) approx.



TOTAL FLOOR AREA : 49.8 sq.m. (536 sq.ft.) 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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Hall Lane | North Walsham | NR28
Guide Price £140,000



abbotFox presents this charming, renovated two bedroom cottage that features a modern style fitted kitchen, generous lounge, first-floor shower room, courtyard and garden. The property is situated just moments away from North Walsham town centre. An ideal opportunity for any buy-to-let investor or first time buyer, an internal viewing comes highly recommended.

Situated to the north of Norwich, North Walsham offers both private and state schools, there are a variety of restaurants, public houses and local shops (Waitrose supermarket). There is easy access to the popular north Norfolk coast, the city of Norwich and the market towns of Stalham and Aylsham.

Guide Price - £140,000 - £150,000

Tax Band - A

