



Ringland Road | Norwich | NR8
Offers In Excess Of £410,000

abbotFox

GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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.

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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abbotFox presents this exceptional, renovated cottage. Set in a non-estate position, on the edges of the popular residential area of Taverham, this home has been thoughtfully improved by the current owner to blend modern comfort with character charm.

The accommodation is neatly arranged over two floors, with the ground floor offering an entrance hall, lounge, dining room, stunning kitchen breakfast room, utility room and re-fitted shower room. The first floor offers four comfortable bedrooms, and a family bathroom off landing. Occupying a favourable plot, with off road parking for several cars, the property also offers low maintenance front and rear gardens, that offer a high degree of privacy. An internal viewing comes highly recommended.

Agents Note: In accordance with Section 21 of the Estate Agents Act 1979 we would advise all interested parties that the vendor of this property is an associate of abbotFox.

