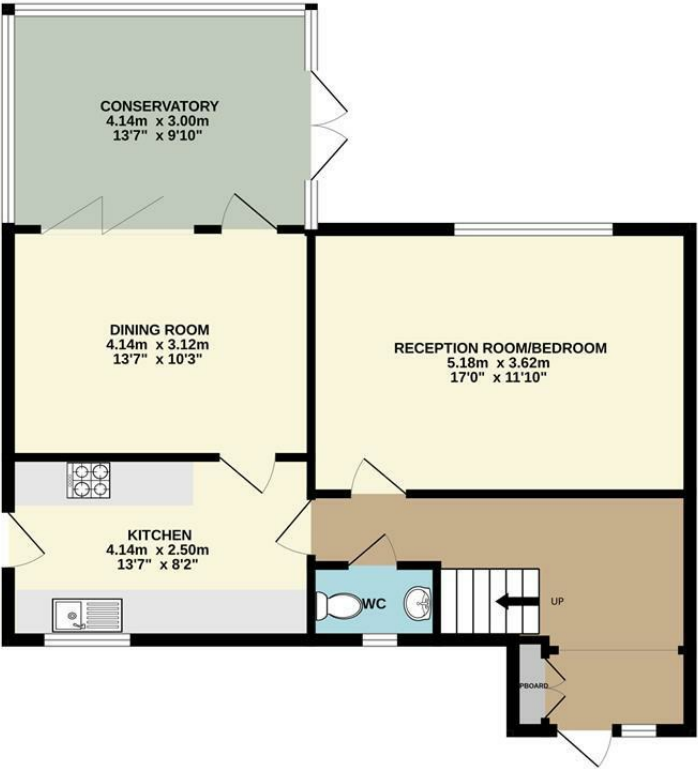


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

1ST FLOOR



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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Peverell Road | Norwich | NR5
Guide Price £350,000 - £375,00





abbotFox presents this exceptional detached family home. Occupying a prime position, overlooking the nearby green and playing area, this home offers a convenience hard to match with a wealth of local amenities within walking distance and being situated within easy reach of the University, Norfolk and Norwich Hospital and Norwich City Centre. The ground floor accommodation comprises; entrance hall, shower room, open plan kitchen diner family room, conservatory and additional reception room / bedroom five. The first floor offers four comfortable bedrooms and family bathroom. Externally, the frontage offers ample off road parking that leads to the detached double garage. The rear garden is fully enclosed and offers a high degree of privacy. An internal viewing comes highly recommended to appreciate the space on offer within this home.

Agents Note: The property benefits from 21 solar panels, which we have been advised produces an income in the region of £800 per annum, whilst allowing the owner to benefit from greatly reduced running costs.

Guide price £350,000 - £375,000

