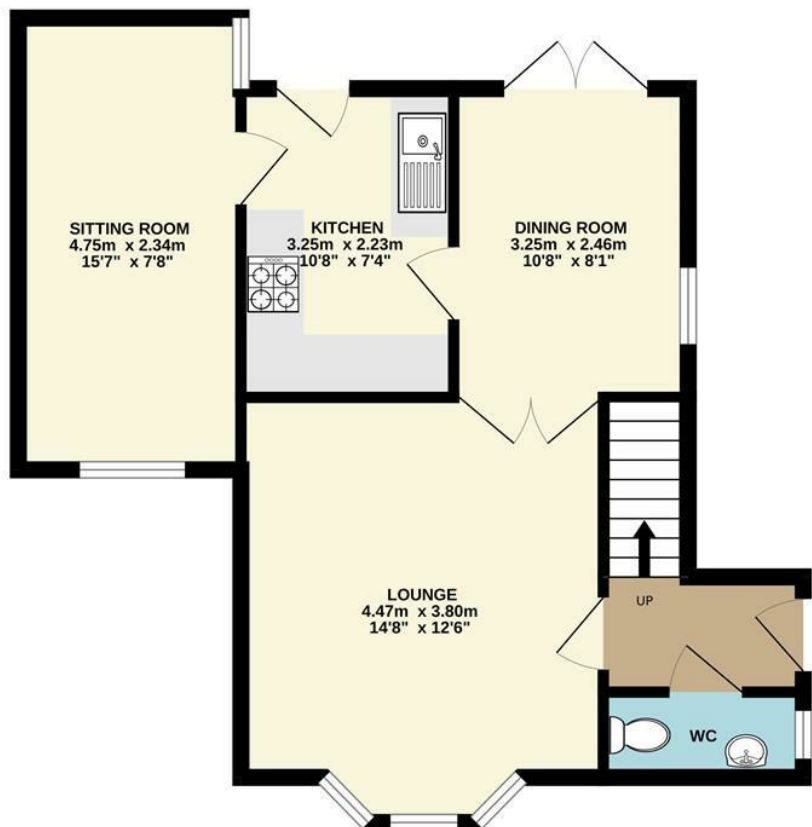


Energy Efficiency Rating

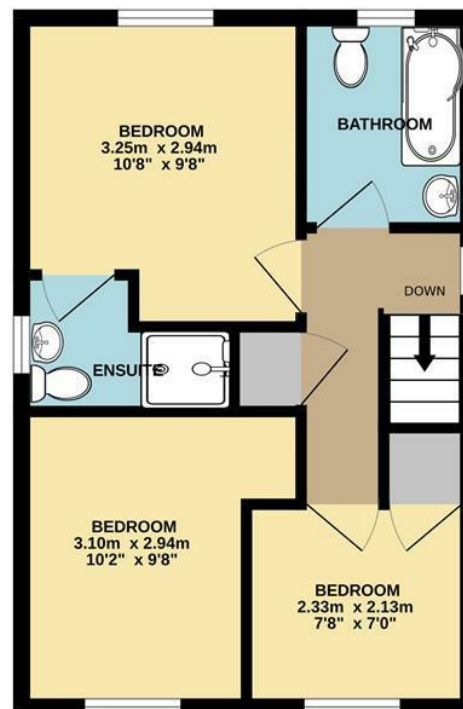
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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
48.4 sq.m. (521 sq.ft.) approx.



1ST FLOOR
34.0 sq.m. (366 sq.ft.) approx.



TOTAL FLOOR AREA : 82.4 sq.m. (887 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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Century Way | Norwich | NR8
Guide Price £300,000



abbotFox presents this three / four bedroom link-detached family home. Occupying a prime corner position within a popular development in Drayton, this is an ideal opportunity for any young family. The flexible layout comprises; entrance hall, cloakroom, lounge, dining room, kitchen and snug / bedroom four to the ground floor. The first floor offers three comfortable bedrooms, an en-suite shower room and family bathroom. The enclosed rear garden offers potential for extension (STPP) and also offers a shed with power. An internal viewing comes highly recommended.

