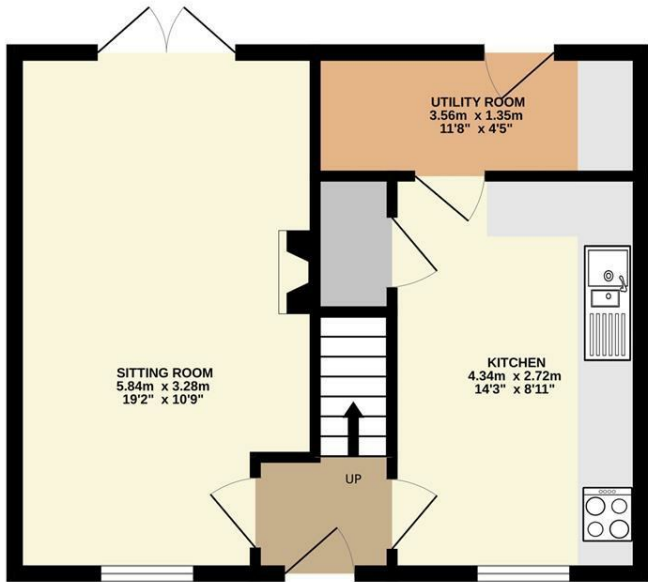
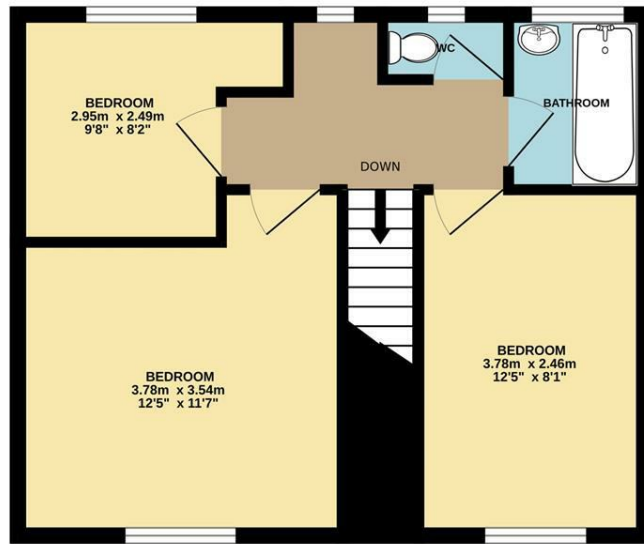


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
38.6 sq.m. (415 sq.ft.) approx.



1ST FLOOR
36.3 sq.m. (390 sq.ft.) approx.



TOTAL FLOOR AREA : 74.8 sq.m. (806 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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Purland Road | Norwich | NR7
Guide £240,000



abbotFox presents this outstanding three bedroom home in Heartsease which has been exceptionally well cared for and maintained by the current owners.

Generously proportioned accommodation briefly comprises; entrance hall, dual aspect lounge with fireplace, kitchen breakfast room and utility room.

The first floor provides three bedrooms and a family bathroom off the landing. There is a separate WC.

Outside, to the front there is a good sized private driveway. To the rear a feature decking area, raised beds and a pergola over an synthetic lawn.

