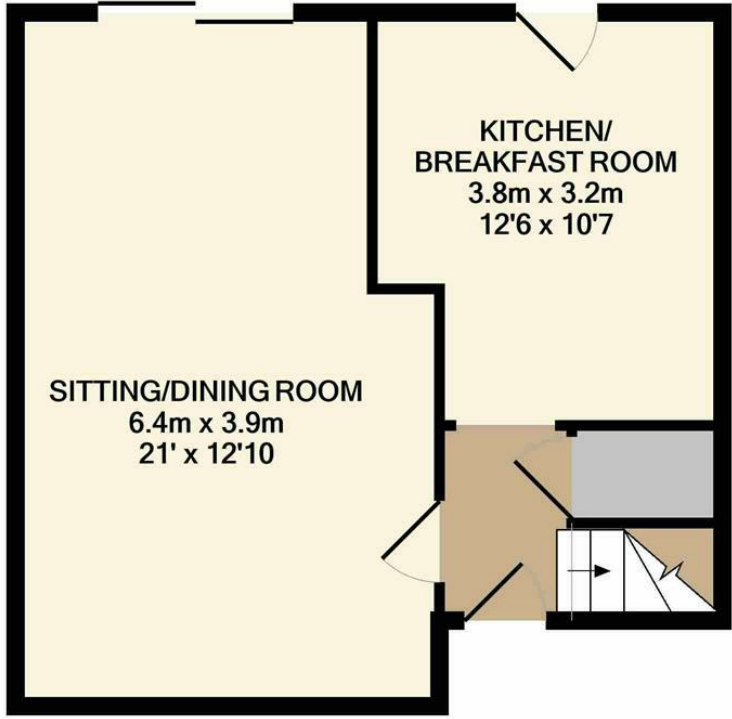
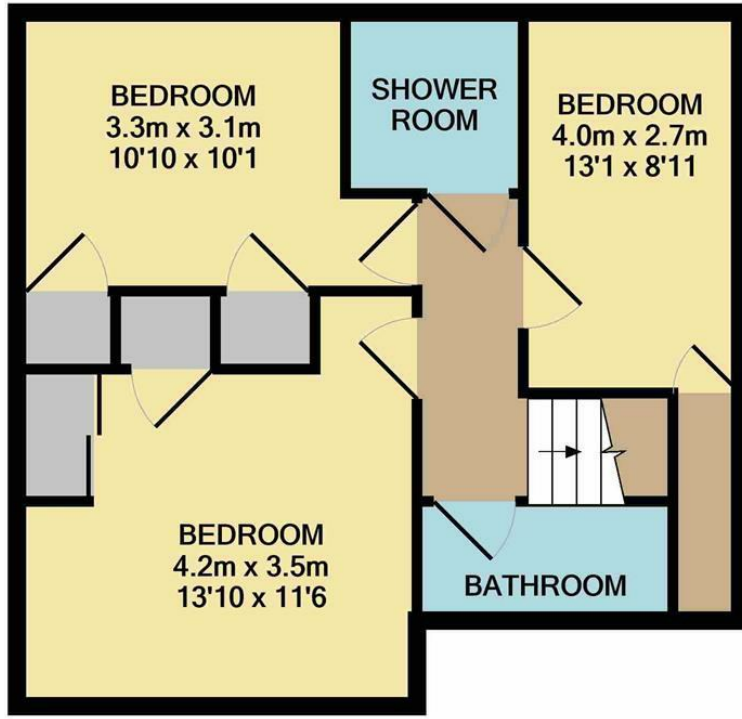


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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  
APPROX. FLOOR  
AREA 39.7 SQ.M.  
(427 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 40.3 SQ.M.  
(434 SQ.FT.)

TOTAL APPROX. FLOOR AREA 80.0 SQ.M. (861 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Glenmore Gardens | Norwich | NR3  
Guide Price £200,000



abbotFox presents this chain-free, terraced home. Situated within a quiet residential location within easy reach of a variety of local amenities, this home is an ideal opportunity for any buyer looking to make their own mark on a property. With accommodation comprising of an inviting entrance hall, spacious lounge, and kitchen diner to the ground floor, the first floor offers three bedrooms, a wet room, and WC to the first floor. With a generous, enclosed rear garden, this home demands an internal viewing to appreciate the potential.

Guide price £200,000 - £220,000

