

TAILOR PLACE
NORWICH NR9
GUIDE PRICE £230,000

abbotFox presents this stylish, modern semi-detached house. Located in the popular and well-serviced village of Hethersett, this home has been thoughtfully enjoyed and improved by the current owners since its construction. With the property offering two generous double bedrooms and a family bathroom to the first floor, the ground floor comprises an inviting entrance hall, cloakroom, lounge and kitchen diner. Externally, the property offers ample off-road parking via the car-port and driveway, with the South facing, enclosed rear garden affording a high degree of privacy, this is an ideal first time buy. An internal viewing comes highly recommended.

Bedrooms 2

Receptions 1

Bathrooms 1

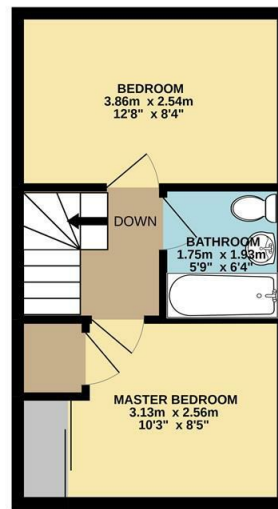
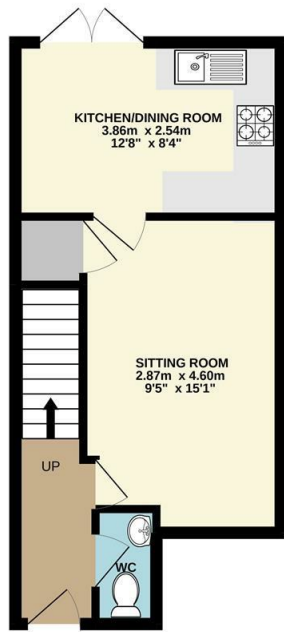




FLOOR PLAN

GROUND FLOOR
30.3 sq.m. (326 sq.ft.) approx.

1ST FLOOR
27.6 sq.m. (297 sq.ft.) approx.



TOTAL FLOOR AREA: 57.9 sq.m. (623 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		82	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

MAP



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