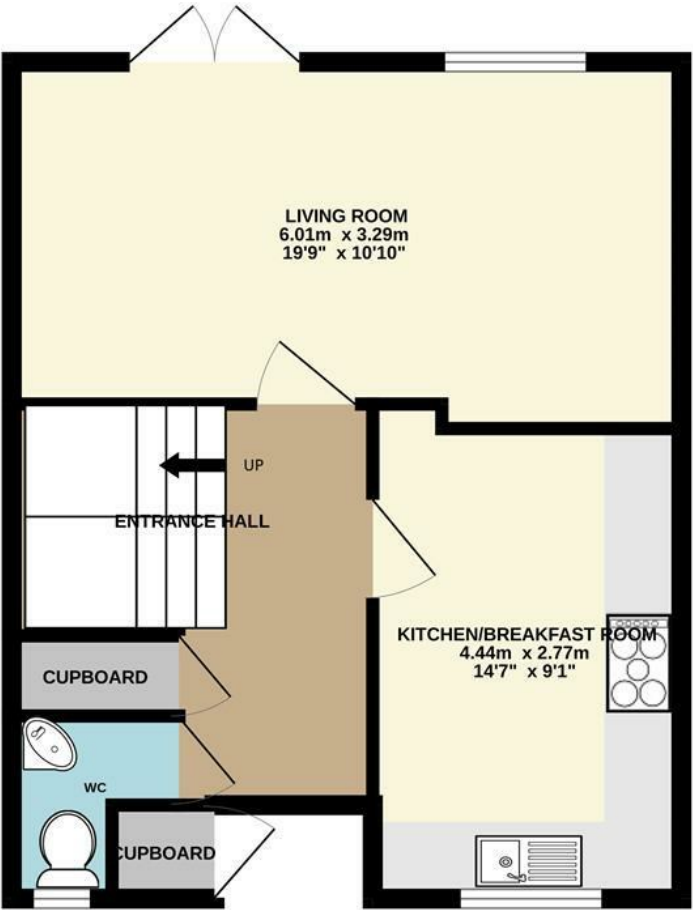




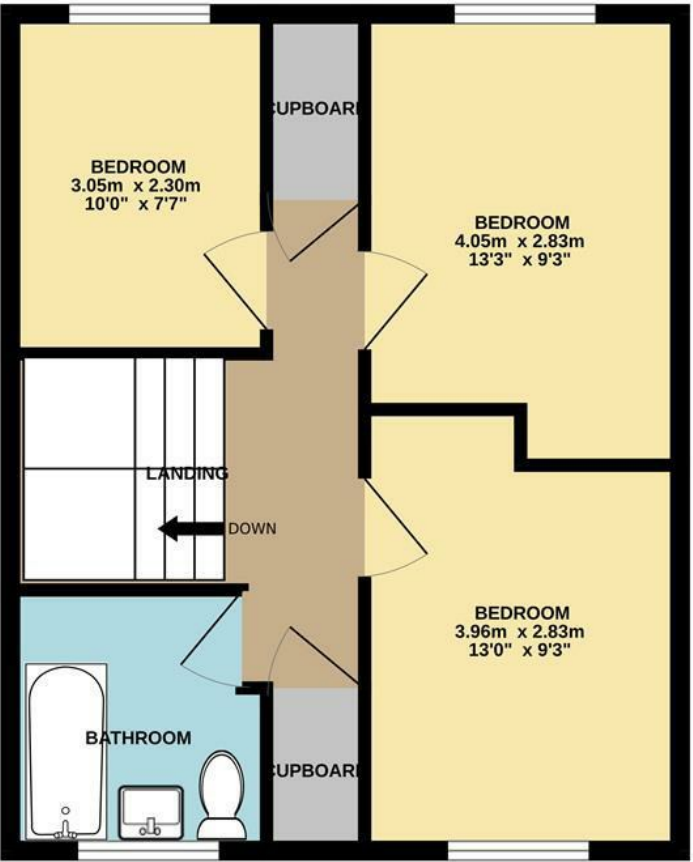
Blackthorn Close | Norwich | NR6
Guide Price £230,000



GROUND FLOOR
43.9 sq.m. (473 sq.ft.) approx.



1ST FLOOR
45.1 sq.m. (486 sq.ft.) approx.



TOTAL FLOOR AREA : 89.1 sq.m. (959 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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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.



abbotFox presents this ideal first time buy. A well presented, three bedroom semi-detached house, set in a quiet residential close overlooking a communal green area.

Internally, the accommodation comprises; entrance hall, cloakroom, lounge and kitchen diner to the ground floor, with the first floor offering three comfortable bedrooms and a family bathroom. The enclosed, low maintenance rear garden affords a high degree of privacy, with the property also offering off road parking. Located within easy reach of a wealth of local amenities, this home demands an internal viewing to be appreciated.

