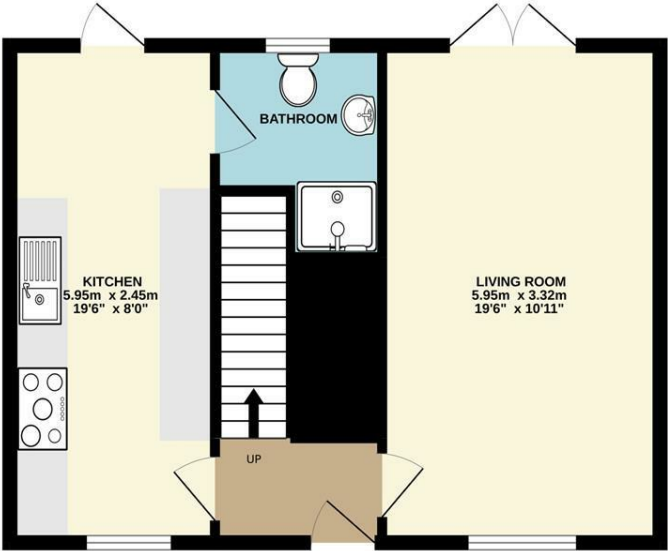


Energy Efficiency Rating

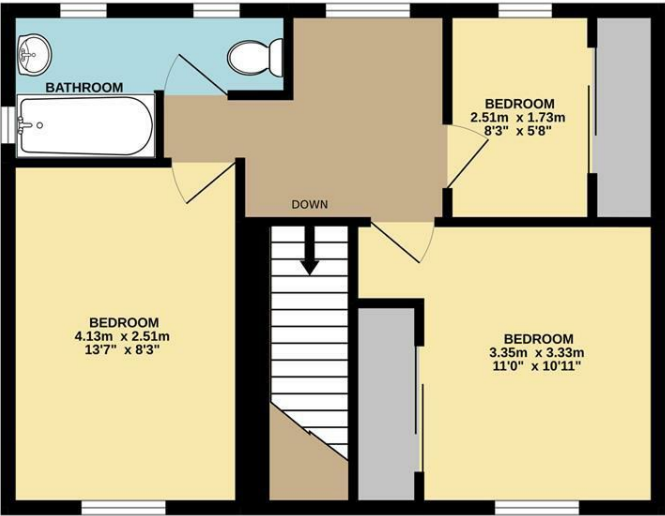
|                                             | Current | Potential               |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 85                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 71      |                         |
| (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  
44.0 sq.m. (474 sq.ft.) approx.



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



TOTAL FLOOR AREA : 89.2 sq.m. (960 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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Marryat Road | Norwich | NR7  
Offers In Excess Of £280,000





abbotFox presents this exceptional family home. Occupying a generous corner plot, with sweeping in and out driveway, this three bedroom home has been thoughtfully re-modelled and improved by the current owner to a high standard throughout. Accommodation comprises; entrance hall, lounge diner, kitchen breakfast room, with integral appliances, and modern shower room to the ground floor. The first floor offers three comfortable bedrooms and a stylish family bathroom. Externally, the generous plot provides ample off road parking and potential for extension (STPP), along with a generous, enclosed rear garden with workshop to the rear. An internal viewing comes highly recommended.

