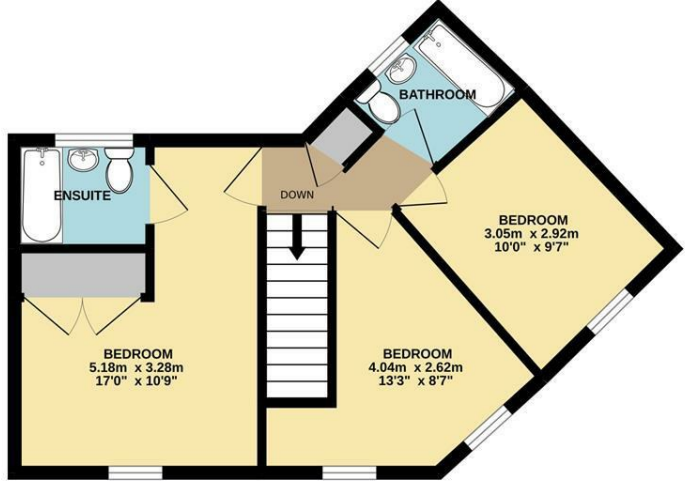


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 97.9 sq.m. (1054 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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Allan Bedford Crescent | Norwich | NR8
Offers In Excess Of £280,000



abbotFox presents this bright and stylish three bedroom family home. Occupying a prime corner position, that offers a sense of space surrounding it, this home has been thoughtfully improved and exceptionally well maintained by the current owners since its construction.

Accommodation comprises; an inviting entrance hall, cloakroom, generous kitchen diner and bay fronted lounge to the ground floor. The first floor offers three comfortable bedrooms, with the principal bedroom serviced by an en-suite shower room and a family bathroom. Externally, the property benefits from an enclosed rear garden, and ample off road parking. An ideal opportunity for any young family, an internal viewing comes highly recommended.

Situated to the west of Norwich, the Queens Hills development in Costessey, is located close to the Longwater Retail Park and benefits from excellent access to the A47 and the A11. There is a park and Ride facility at the Norfolk Showground with regular services into Norwich City centre.

