

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	

GROUND FLOOR
45.9 sq.m. (494 sq.ft.) approx.



1ST FLOOR
33.4 sq.m. (360 sq.ft.) approx.



TOTAL FLOOR AREA : 79.3 sq.m. (854 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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Corie Road | Norwich | NR4
Guide Price £325,000



abbotFox presents this traditional semi-detached house located within easy reach of a wealth of local amenities in the sought after postcode of NR4. Having been well maintained and thoughtfully improved by the current owner, this home would be a perfect opportunity for any growing family and offers potential for further extension (STPP). The ground floor comprises an inviting entrance hall, two reception rooms, kitchen breakfast room, cloakroom and study / bedroom three. The first floor offers two comfortable double bedrooms and the family bathroom. Occupying a prime plot, which affords a high degree of privacy, this property benefits from off road parking and a mature rear garden. The property also benefits from solar panels. An internal viewing comes highly recommended.

Guide price £325,000 - £335,000

Tax Band - A

