

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.



Blacksmiths Way | Norwich | NR6  
Offers In Excess Of £280,000



abbotFox presents this three bedroom family home. Situated within the popular residential area of Old Catton, this property is ideally situated within reach of a wealth of local amenities, included two well-regarded primary schools. Accommodation comprises; entrance porch, hallway, cloakroom, lounge diner, kitchen breakfast room and conservatory to the ground floor, with three bedrooms and a family bathroom to the first floor. Externally, the generous rear garden affords a high degree of privacy, with the frontage offering ample off road parking and adjoining garage. An internal viewing comes highly recommended to appreciate this home.

