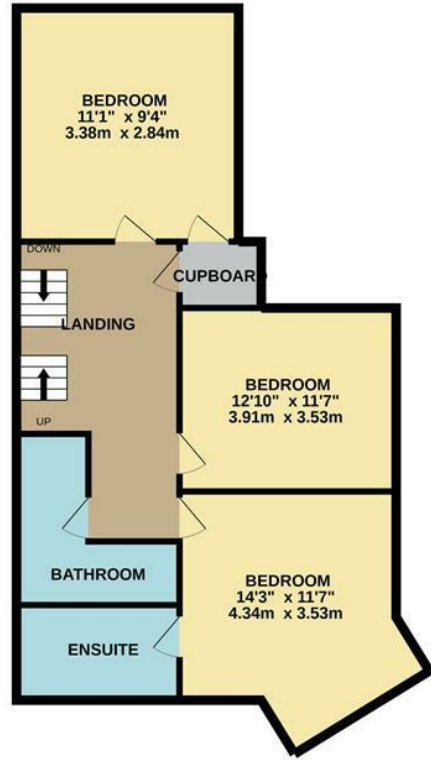
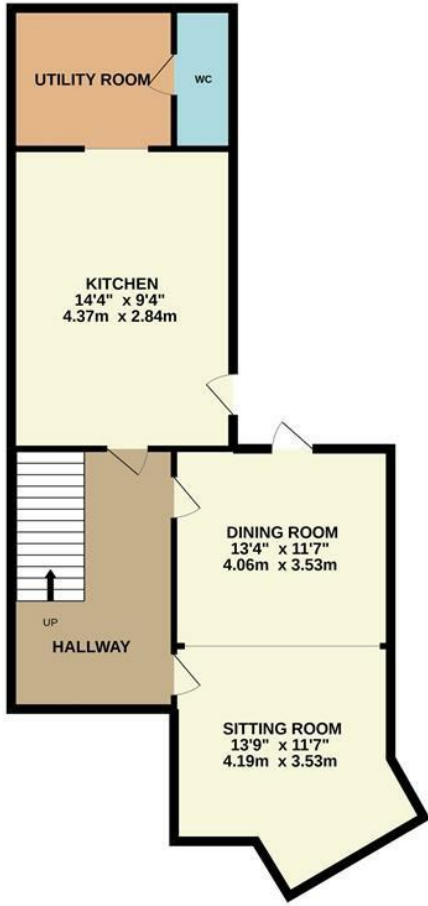


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



Goodwin Road | Norwich | NR11
 Guide Price £350,000



abbotFox are pleased to offer for sale 'St. Edmunds' - An Edwardian four bedroom semi-detached house with a low maintenance garden, off-road parking and situated a short distance from the beach and the local amenities of the popular coastal village of Mundesley. Currently run as a successful holiday let, but would also make a great full time home or second home.

This spacious ground floor of this Edwardian Semi-Detached home offers a modern fitted kitchen with a separate utility room and an inner hallway with plenty of storage space which serves the bay fronted lounge/diner and stairs to the first floor landing. Accommodation on the first floor comprises of three bedrooms (one with an ensuite) and a family shower room and stairs to the top floor which has a large bathroom off landing and a good sized double room with sea views. The outside has a gated entrance incorporating a private enclosed garden perfect for alfresco dining and entertaining.

Guide price - £350,000 - £375,000

