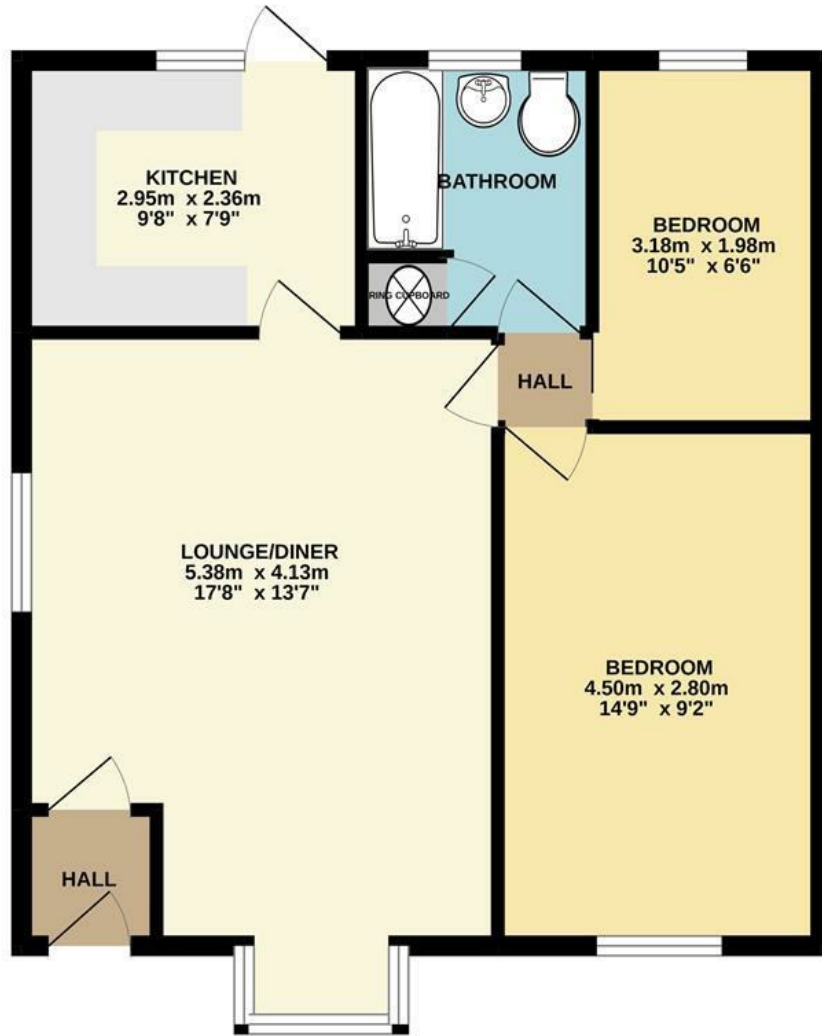


GROUND FLOOR



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			
<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.

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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Ostend Road | Norwich | NR12  
Guide Price £200,000



abbotFox presents this immaculate two bedroom semi-detached bungalow located in a sought-after village location, within walking distance to the beach and amenities. Offering a wrap around garden and coastal views this home will work well for those looking for a home by the sea or a coastal retreat for the weekends.

Accommodation is comprised of a porch entrance, lounge/dining room, modern fitted kitchen, two bedrooms and a bathroom. Outside the property offers a good sized rear garden which is mainly laid to lawn with a patio terrace area, perfect for alfresco dining in the Summer months and there is plenty of communal off-road parking available to the front of the property.

