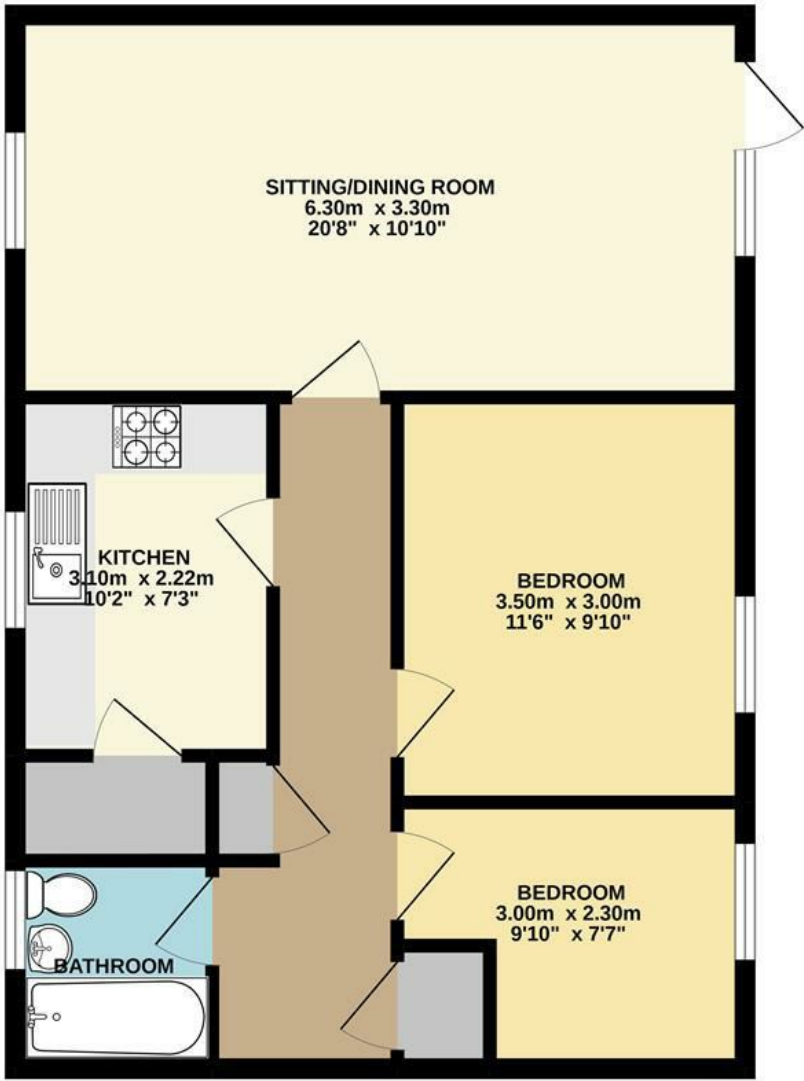


GROUND FLOOR
57.4 sq.m. (617 sq.ft.) approx.



TOTAL FLOOR AREA : 57.4 sq.m. (617 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.
Made with Metropix 6/2022.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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.



Blackthorn Close | Norwich | NR6
Guide Price £175,000





abbotFox presents this spacious, ground floor apartment. Having been well maintained and improved by the current owners, this generous property is an ideal opportunity for any first time buyer or buy-to-let investor. Accommodation comprises; entrance hall, bathroom, two bedrooms, kitchen and generous lounge diner, which opens onto the private, enclosed garden. With the garden also offering access to the communal lawns, this home also benefits from a secure store and parking space. An internal viewing comes highly recommended.

