



1ST FLOOR  
APPROX. FLOOR  
AREA 40.4 SQ.M.  
(435 SQ.FT.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 43.7 SQ.M.  
(470 SQ.FT.)

TOTAL APPROX. FLOOR AREA 84.1 SQ.M. (905 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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| 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<br>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.



Red Cottage Close | Norwich | NR3  
Offers In Excess Of £225,000



abbotFox presents this ideal first time home. Situated within a quiet close, overlooking nearby parks, this home has been well improved and maintained by the current owner. With accommodation comprising of a spacious porch, entrance hall, lounge diner and kitchen to the ground floor, the first floor offers three bedrooms and a family shower room. Externally, the property offers private front and rear gardens, with the additional benefit of a brick built shed, with power and light. With the property affording a high degree of privacy and access to a wealth of local amenities an internal viewing comes highly recommended.

