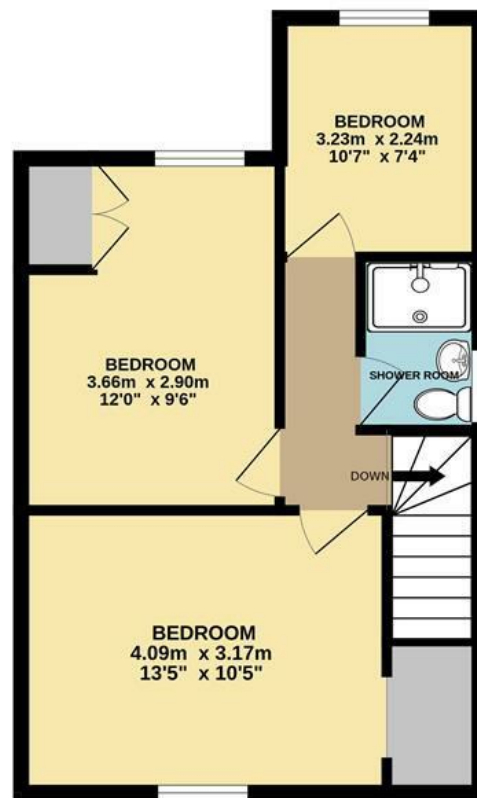


GROUND FLOOR  
48.0 sq.m. (517 sq.ft.) approx.



1ST FLOOR  
40.0 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA : 88.0 sq.m. (948 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.  
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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.



Cromwell Road | Norwich | NR7  
£315,000



abbotFox presents this extended, semi-detached family home. Located within the popular residential area of SProwston, within easy reach of a wealth of local amenities, this home has been thoughtfully improved by the current owners. Accommodation comprises; entrance hall, lounge, kitchen diner and bathroom to the ground floor, with three generous bedrooms and a shower room to the first floor. Externally, the frontage offers ample off road parking for numerous vehicles and a detached garage. The rear garden offers a high degree of privacy and benefits from a spacious summer house.

