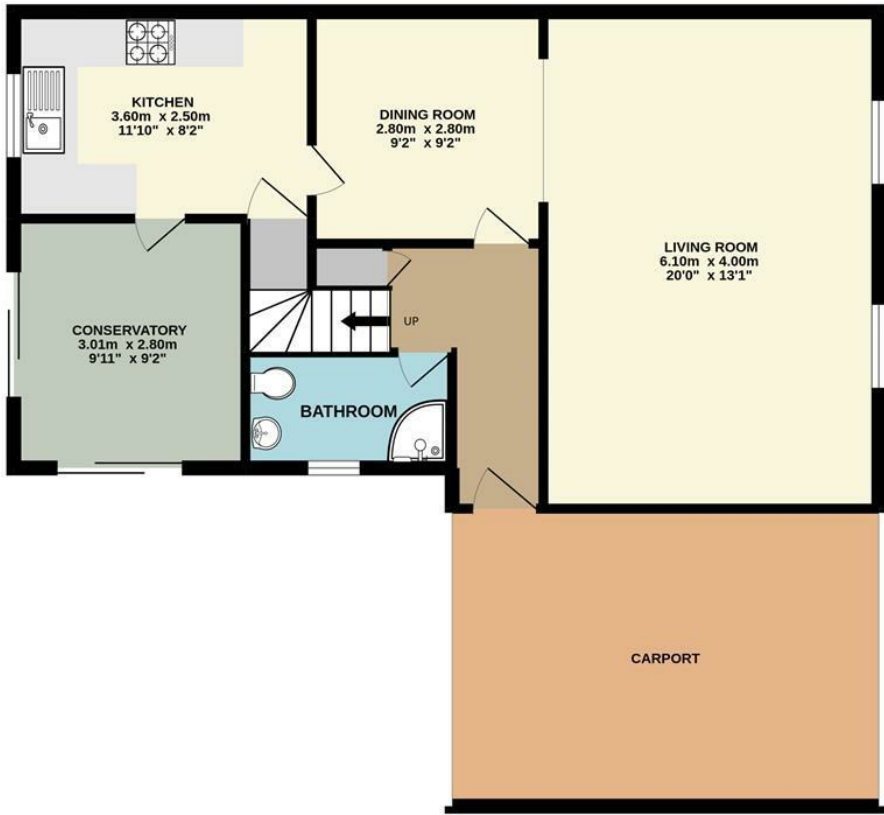


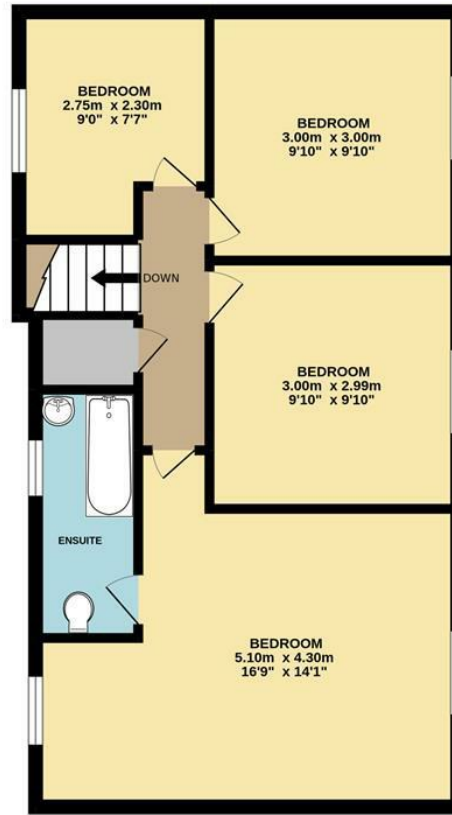
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

GROUND FLOOR  
78.5 sq.m. (845 sq.ft.) approx.



1ST FLOOR  
49.6 sq.m. (534 sq.ft.) approx.



TOTAL FLOOR AREA : 128.1 sq.m. (1379 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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Inman Road | Norwich | NR7  
Guide Price £325,000



abbotFox presents this spacious, extended, semi-detached house. Located within a quiet close, in the sought-after residential area of Sprowston, this home is an ideal opportunity for any growing family. Accommodation comprises; entrance hall, lounge diner, kitchen, conservatory and shower room to the ground floor. The first floor offers four comfortable bedrooms, with the master serviced by an en-suite bathroom. Externally, the property allows for ample off road parking, with the driveway and detached garage, whilst the rear garden affords a high degree of privacy. With a wealth of local amenities and schooling of all levels within easy reach, this home has been thoughtfully improved and well maintained by the current owners. An internal viewing comes highly recommended.

Guide price £325,000 - £350,000

