



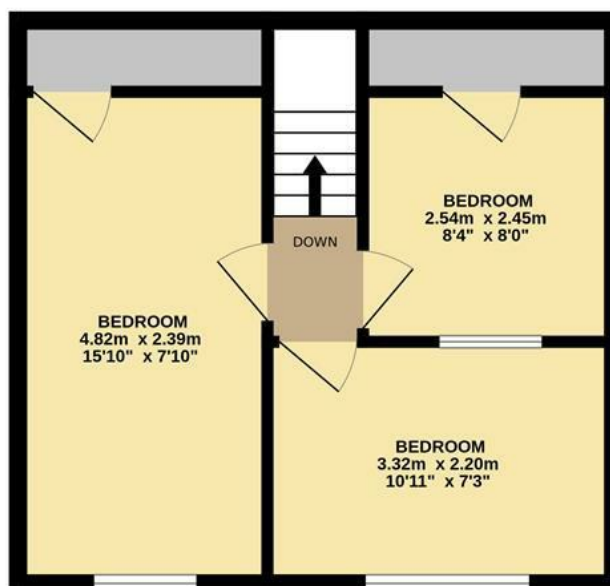
Church View Close | Norwich | NR7
Offers In Excess Of £230,000

abbotFox

GROUND FLOOR
47.3 sq.m. (510 sq.ft.) approx.



1ST FLOOR
32.2 sq.m. (346 sq.ft.) approx.



TOTAL FLOOR AREA : 79.5 sq.m. (856 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) 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.



abbotFox presents this spacious semi-detached chalet. Situated within a quiet residential close in the popular and well serviced area of Sprowston, this home represents an ideal opportunity for any buyer looking to make their own mark on a property.

Accommodation comprises; entrance hall, lounge diner, kitchen, conservatory and family bathroom to the ground floor, with two / three bedrooms on the first floor, with scope to extend (STPP). Externally, this plot affords ample off road parking, a private rear garden and a generous detached garage / workshop.

Offered to the market with no onward chain, an internal viewing comes highly recommended.

