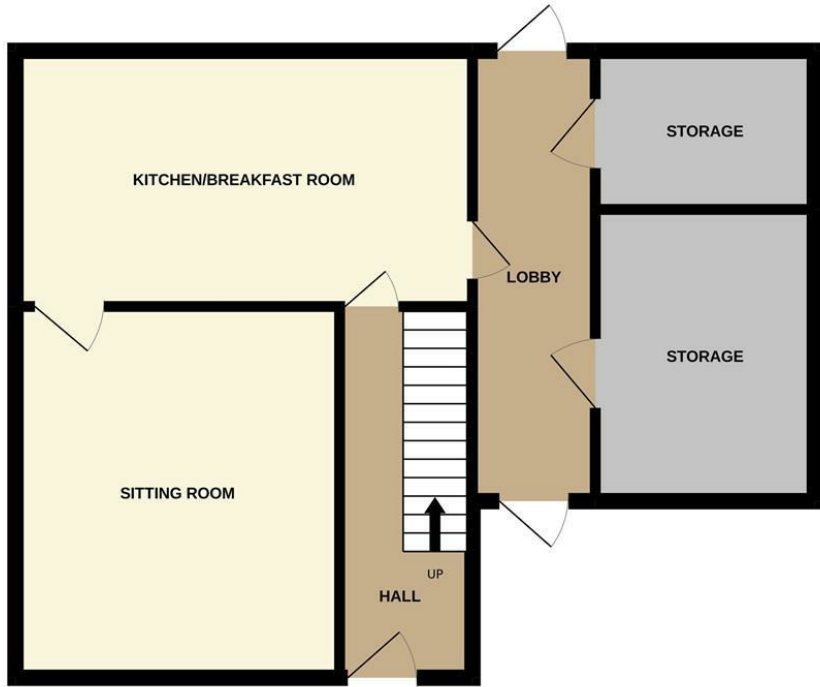


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



1ST FLOOR



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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Northfield Road | Norwich | NR11
Guide Price £225,000

abbotfox are pleased to offer this three bedroom semi-detached house in Mundesley, conveniently situated near the beach, village shops, parks and the local schools. Benefitting from off-road parking and a full enclosed rear garden. this property would make a fantastic family home or investment with some updating and renovation.

Ground floor accommodation comprises of a large entrance hall, a sitting room, kitchen/dining room, a rear lobby and two storage/workshop rooms. Stairs lead up to the first floor where there is three bedrooms and a family bathroom.

Externally the property has a good-sized driveway at the front which provides off-road parking for multiple vehicles. The good-sized rear garden is mainly laid to lawn and is blank canvas for the new owner should they enjoy gardening. The property requires a full renovation but it would prove to be a fantastic home or investment once completed.

The property has a restriction where you can only purchase it, if you have lived/worked in Norfolk for the last three years.

