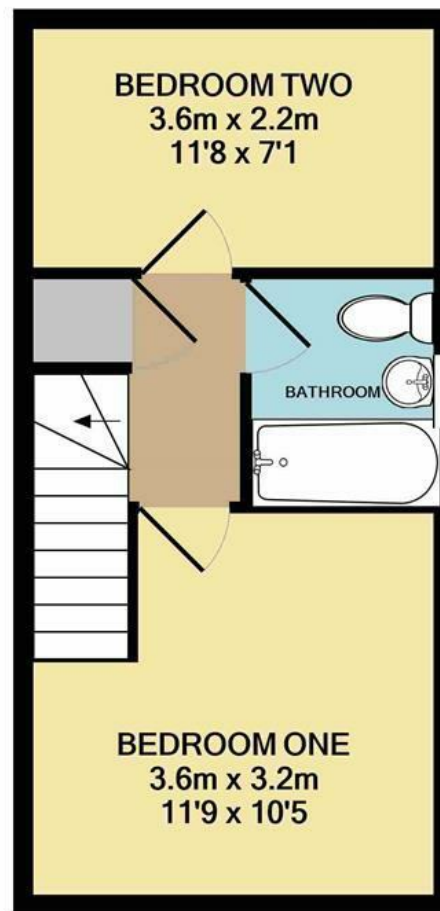


GROUND FLOOR



1ST FLOOR

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			88
(81-91) B			
(69-80) C			69
(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 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.



Wood View Court | Norwich | NR5  
Guide Price £195,000



abbotFox presents this ideal first time buy. Located within a quiet close and occupying an elevated position with views to the rear over nearby woodlands and fields, this home has been thoughtfully improved by the current owners. With the property ideally located within easy reach of a variety of local amenities, this property offers two double bedrooms and family bathroom to the first floor, with an entrance porch, lounge diner and kitchen to the ground floor. Externally this home benefits from both front and rear gardens with driveway parking and an adjoining garage. The rear garden offers a high degree of privacy in the summer months. An internal viewing comes highly recommended to appreciate this home.

