

GROUND FLOOR  
54.7 sq.m. (589 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		76	
(69-80) C			
(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.

TOTAL FLOOR AREA: 54.7 sq.m. (589 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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Woodland Road | Norwich | NR6  
Offers In Excess Of £235,000



abbotFox presents this well maintained semi-detached bungalow. Offered to the market as an investment opportunity, this home has been well maintained throughout and is ideally situated within easy reach of a variety of local amenities. Internal accommodation comprises; entrance hall, lounge, kitchen, conservatory, two double bedrooms and a family bathroom. Externally, the property occupies a favourable plot, with ample off road parking to the front, and a generous rear garden which offers potential for extension (STPP). An internal viewing comes highly recommended.

