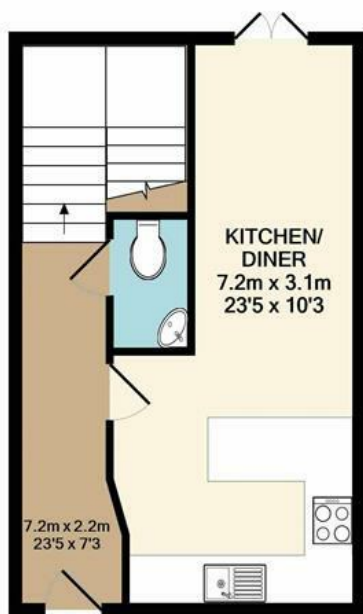


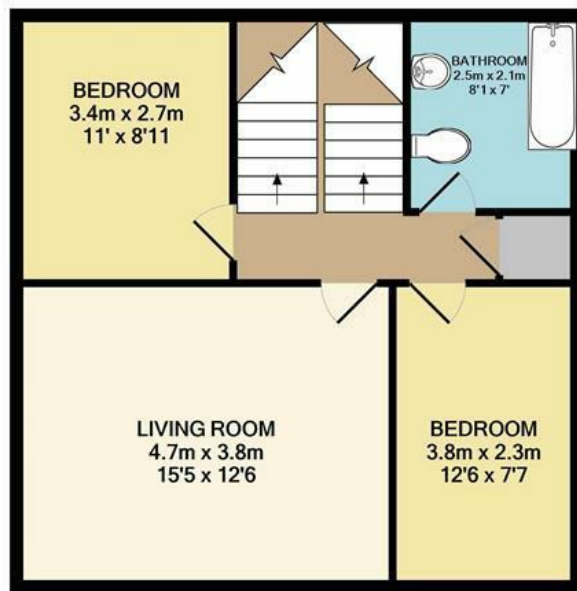


Magnolia Way | Norwich | NR8  
POA £260,000

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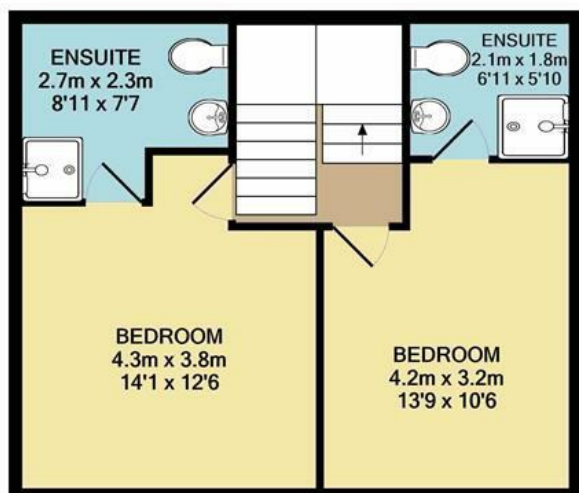
GROUND FLOOR  
APPROX. FLOOR  
AREA 30.7 SQ.M.  
(331 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 50.1 SQ.M.  
(539 SQ.FT.)

TOTAL APPROX. FLOOR AREA 122.8 SQ.M. (1321 SQ.FT.)

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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2ND FLOOR  
APPROX. FLOOR  
AREA 41.9 SQ.M.  
(451 SQ.FT.)

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	
		77	88

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 semi-detached townhouse. Located within the popular residential area of Costessey, this home offers an ideal opportunity for any growing family. With accommodation spread over three floors, this home offers generous living accommodation to complement the four bedrooms. With the property also offering ample off road parking, garage and enclosed rear garden an internal viewing comes highly recommended.

