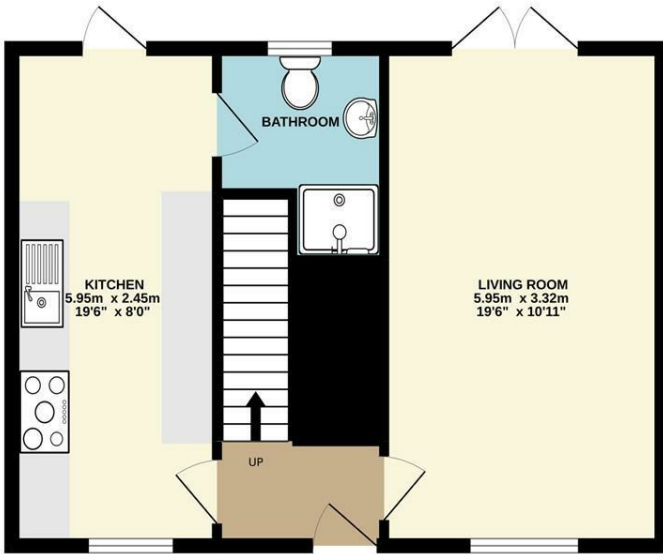
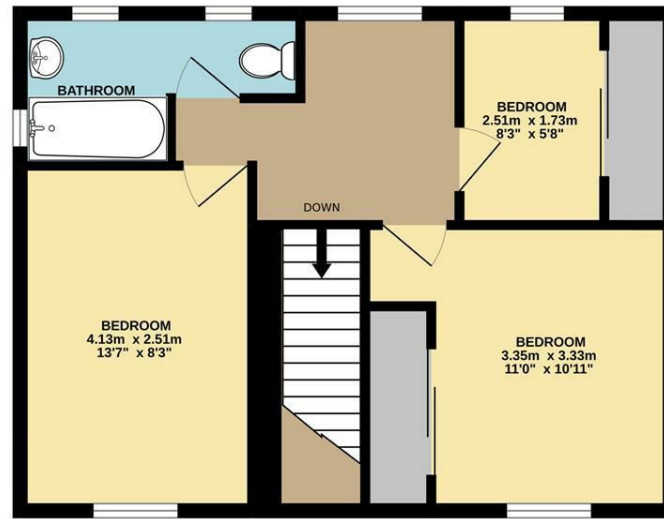


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

GROUND FLOOR
44.0 sq.m. (474 sq.ft.) approx.



1ST FLOOR
45.1 sq.m. (486 sq.ft.) approx.



TOTAL FLOOR AREA : 89.2 sq.m. (960 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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Marryat Road | Norwich | NR7
Offers In Excess Of £280,000



abbotFox presents this exceptional family home. Occupying a generous corner plot, with sweeping in and out driveway, this three bedroom home has been thoughtfully re-modelled and improved by the current owner to a high standard throughout. Accommodation comprises; entrance hall, lounge diner, kitchen breakfast room, with integral appliances, and modern shower room to the ground floor. The first floor offers three comfortable bedrooms and a stylish family bathroom. Externally, the generous plot provides ample off road parking and potential for extension (STPP), along with a generous, enclosed rear garden with workshop to the rear. An internal viewing comes highly recommended.

