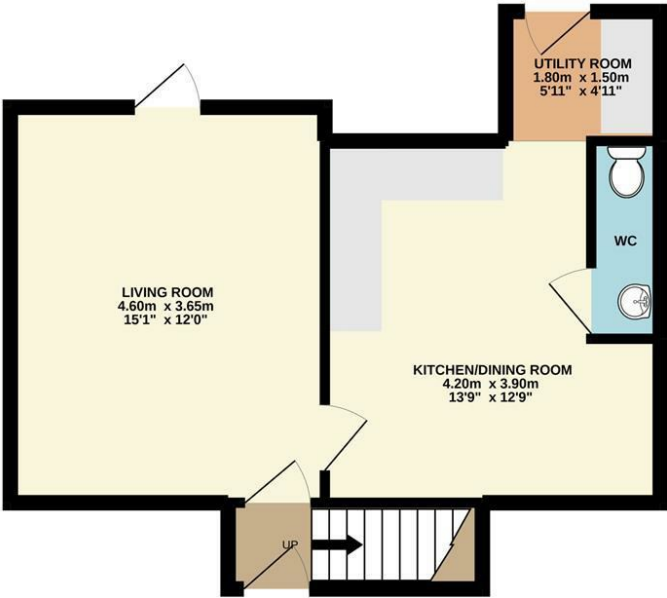


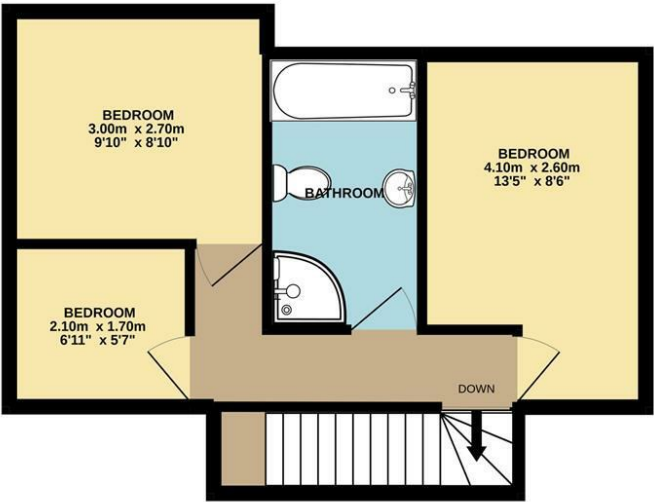
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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
38.8 sq.m. (418 sq.ft.) approx.



1ST FLOOR
35.3 sq.m. (380 sq.ft.) approx.



TOTAL FLOOR AREA : 74.1 sq.m. (798 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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Birkbeck Close | Norwich | NR1
 Guide Price £210,000





abbotFox presents this mature, semi-detached house. Situated within easy reach of a variety of local amenities, and Norwich City Centre, this is an ideal opportunity for any first time buyer or young family. Occupying a generous plot, with a detached garage to the rear, this home offers three bedrooms and a family bathroom to the first floor, with the ground floor comprising, entrance hall, lounge, kitchen diner, utility area and wc. An internal viewing comes highly recommended.

Guide price £210,000 - £220,000

