

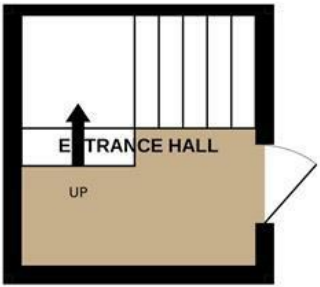


Lakenham Road | Norwich | NR4
Guide Price £160,000

abbotFox

GROUND FLOOR

1ST FLOOR



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.

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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abbotFox presents this ideal first time buy. Situated within easy reach of Norwich City Centre and a wealth of local amenities, this home has been thoughtfully and tastefully renovated by the current owner. The property offers a private entrance, with stairs leading to the generous lounge diner, which overlooks nearby playing fields, re-fitted kitchen, re-fitted bathroom and two double bedrooms. The property also benefits from a private garden set to the rear. An internal viewing comes highly recommended.

Guide price - £160,000 - £170,000

Agents Note: We are in the process of confirming the lease length and associated charges.

