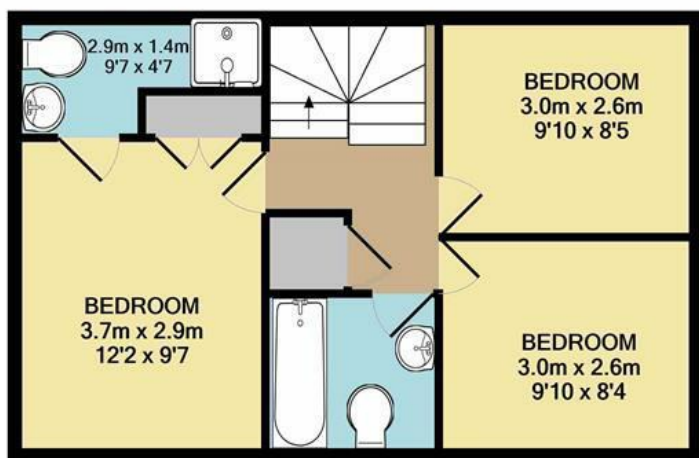


GROUND FLOOR  
APPROX. FLOOR  
AREA 40.6 SQ.M.  
(437 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 40.6 SQ.M.  
(437 SQ.FT.)

TOTAL APPROX. FLOOR AREA 81.1 SQ.M. (873 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



Lodge Farm Drive | Norwich | NR6  
Guide Price £245,000



abbotFox present this beautiful semi-detached family home, within easy reach of local schools, the city, Norwich Airport and countryside.

Offering three bedrooms, family bathroom and en-suite to the first floor, the ground floor offers an inviting entrance hall, cloakroom, lounge, dining room and modern kitchen. Occupying a driveway and single garage, this home also offers an enclosed, private rear garden and is positioned just opposite the local park. Having been exceptionally well maintained and improved, this home is currently occupied and is sold with a brilliant sitting tenants. An internal viewing comes highly recommended.

Guide price £245,000 - £255,000

