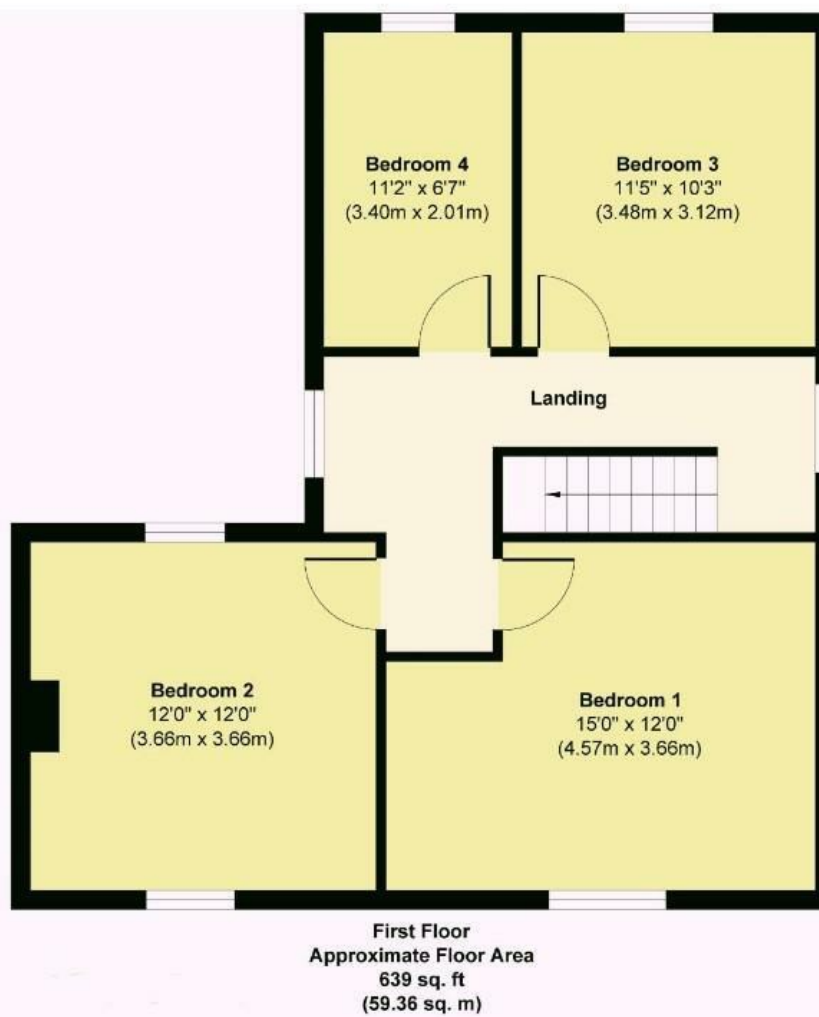




Bells Road | Great Yarmouth | NR31  
 Guide £275,000

abbotFox



| 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.



abbotFox presents this spacious four bedroom semi detached house with off road parking in a popular position within walking distance of Gorleston's high street, the beach, schools and the James Pageant Hospital.

Accommodation briefly comprises; a very generous lounge dining room, kitchen breakfast room and ground floor bathroom with separate WC.

The first floor provides four double bedrooms.

Outside, there is a gated entrance onto a brick weave drive with further gates leading into a large, private rear garden which has been beautifully manicured and is very well cared for.

