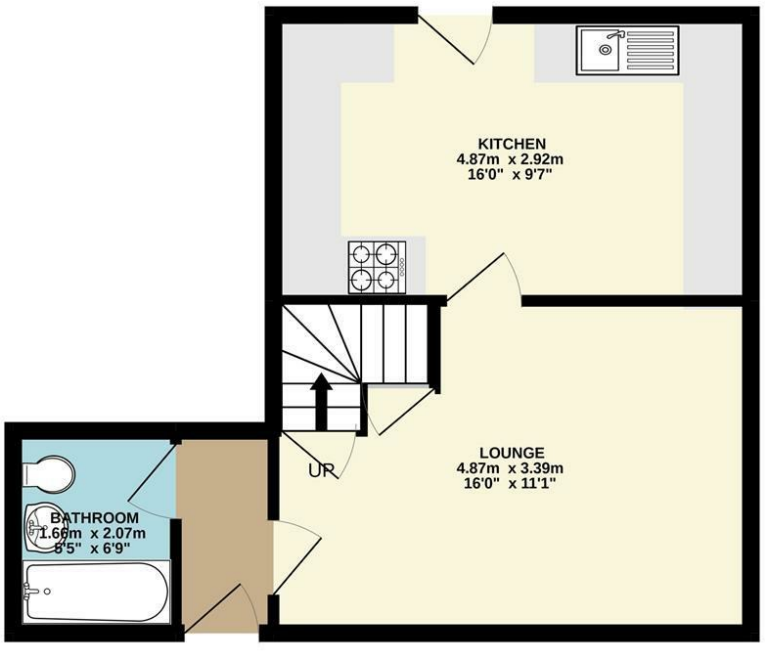
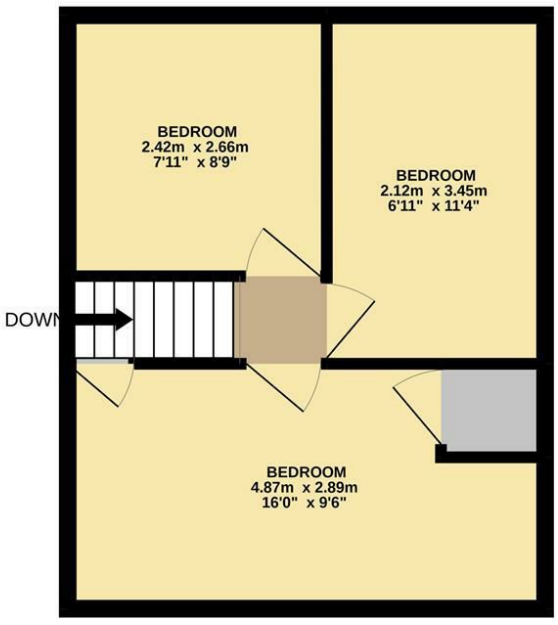
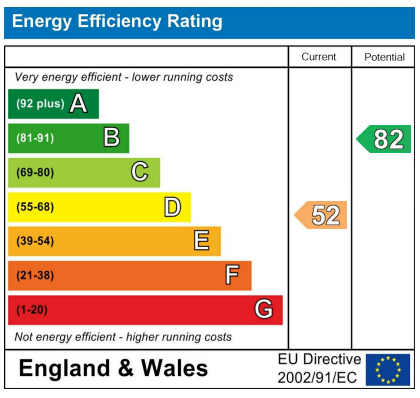
GROUND FLOOR
36.3 sq.m. (390 sq.ft.) approx.




1ST FLOOR
29.5 sq.m. (318 sq.ft.) approx.




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.

TOTAL FLOOR AREA : 65.8 sq.m. (708 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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abbotFox

The Street| Norwich| NR16
**Guide** £190,000

abbotFox presents this chain free semi-detached house. Located in the popular village of Bridgham and occupying a generous plot with open fields to the rear this home offers an ideal opportunity for any buyer looking to make their own mark on a property.

With accommodation comprising of three bedrooms to the first floor, the ground floor offers an entrance hall, lounge, kitchen diner and family bathroom. With the property also offering a selection of outbuildings to the rear the potential for extension (STPP) is plain to see. A viewing comes highly recommended to appreciate this opportunity.

Please note the property requires updating and the following:

1. Ground maintenance charges may apply, these cover any communal areas that require maintaining by Flagship Group.

2. Cash buyers will be expected to exchange within 28 days of receipt of contract by their (the purchaser) solicitors.

3. The property must be marketed for a minimum of 14 days prior to accepting any offers.

4. Should your offer be agreed an engrossment fee of £120 inc vat is payable.