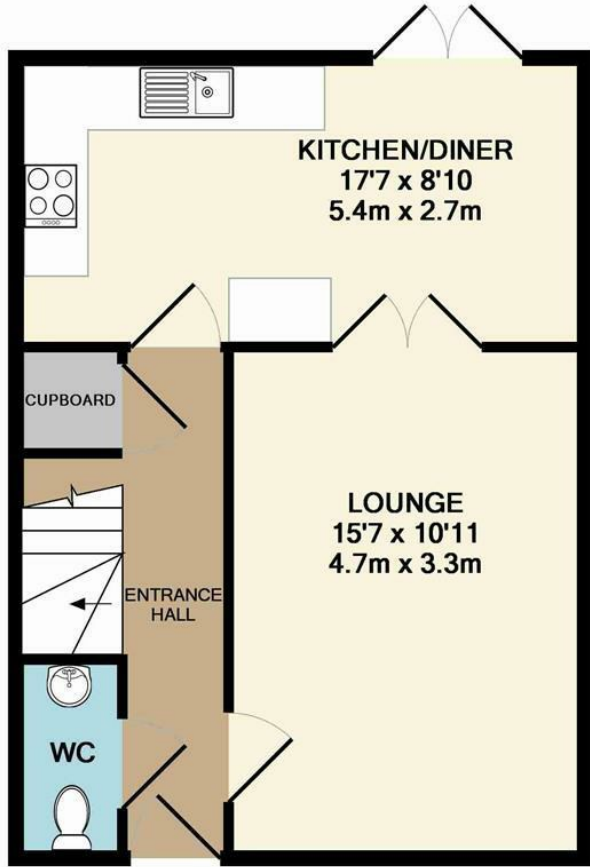
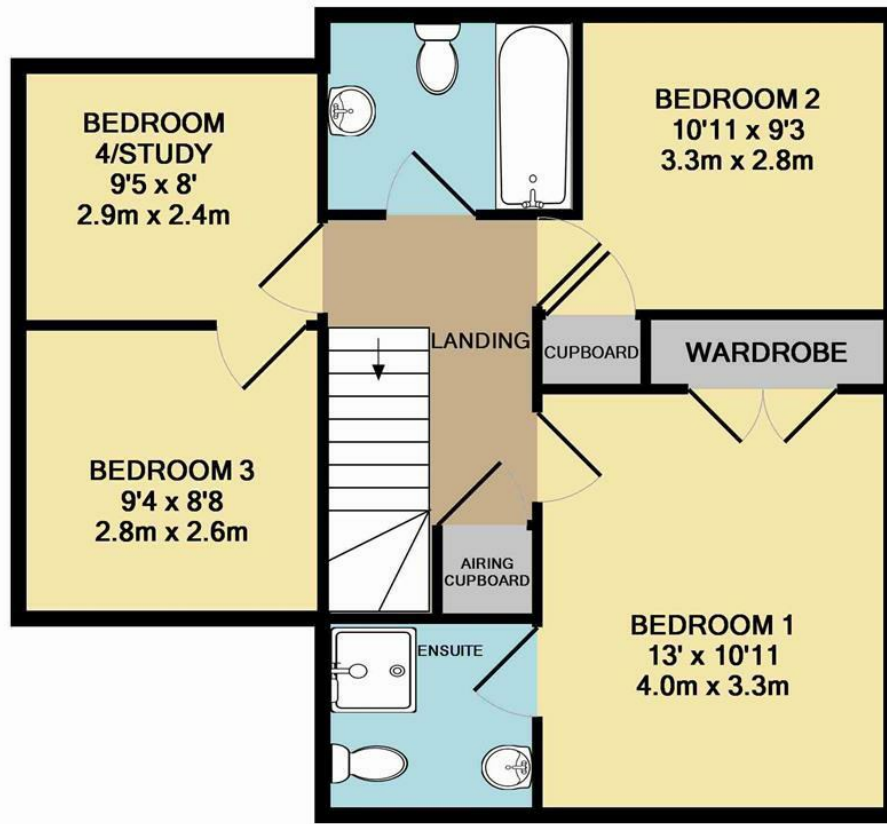


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



1ST FLOOR

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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Offers In Excess Of £245,000

The logo for AbbotFox, featuring the word "abbot" in white and "Fox" in orange, set against a dark blue square background.

abbotFox

abbotFox presents this modern family home. Located on the popular Hampdens development in Costessey, this home has been well maintained by the current owners to offer a light and stylish finish throughout. With accommodation comprising of three / four bedrooms, en-suite and to master and family bathroom to the first floor, the ground floor offers an inviting entrance hall, cloakroom, spacious lounge and modern kitchen diner. Occupying a favourable position with a generous, private rear garden and field views to the front, this is the perfect opportunity for any young family. An internal viewing comes highly recommended.