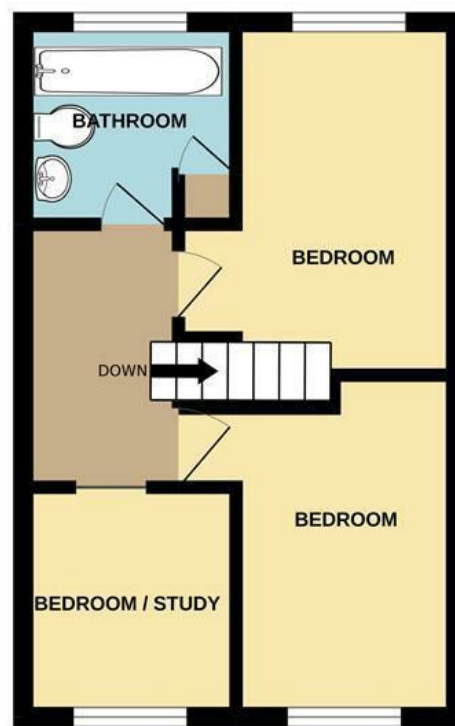


GROUND FLOOR



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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Walcot Close | Norwich | NR5  
Guide Price £240,000



abbotFox presents this chain free, extended semi-detached house. An ideal opportunity for any young family or buy-to-let investor, this home is ideally situated within easy reach of Norwich City Centre, the university, the hospital and a wealth of local amenities. Accommodation comprises; entrance porch, lounge, kitchen diner, utility, shower room and two bedrooms to the ground floor, with three bedrooms (one currently used as a study) and a family bathroom to the first floor. Externally, the generous corner plot allows for off road parking for several vehicles, whilst the rear garden offers a high degree of privacy. An internal viewing comes highly recommended.

Guide price £240,000 - £260,000

