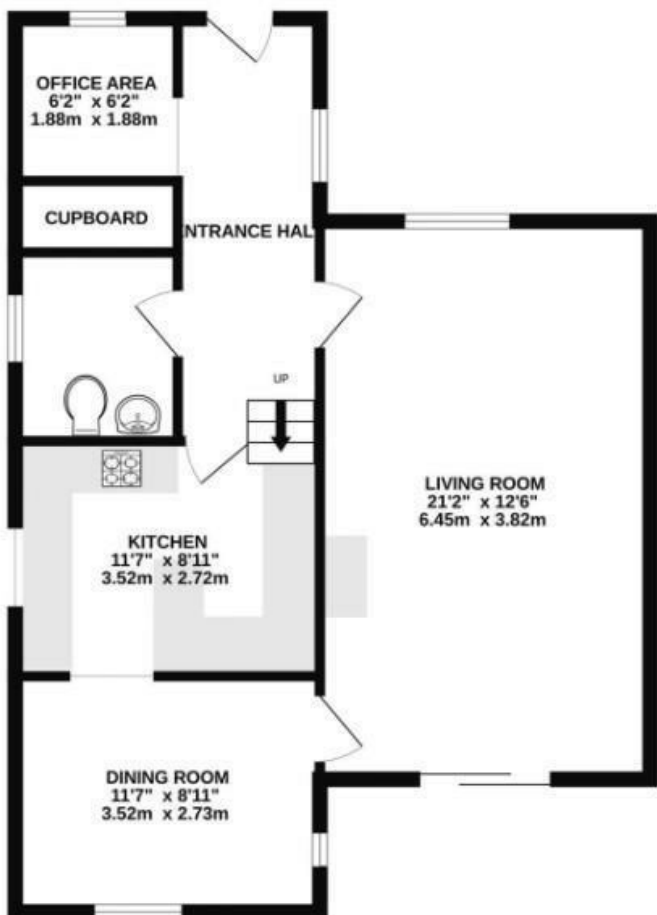




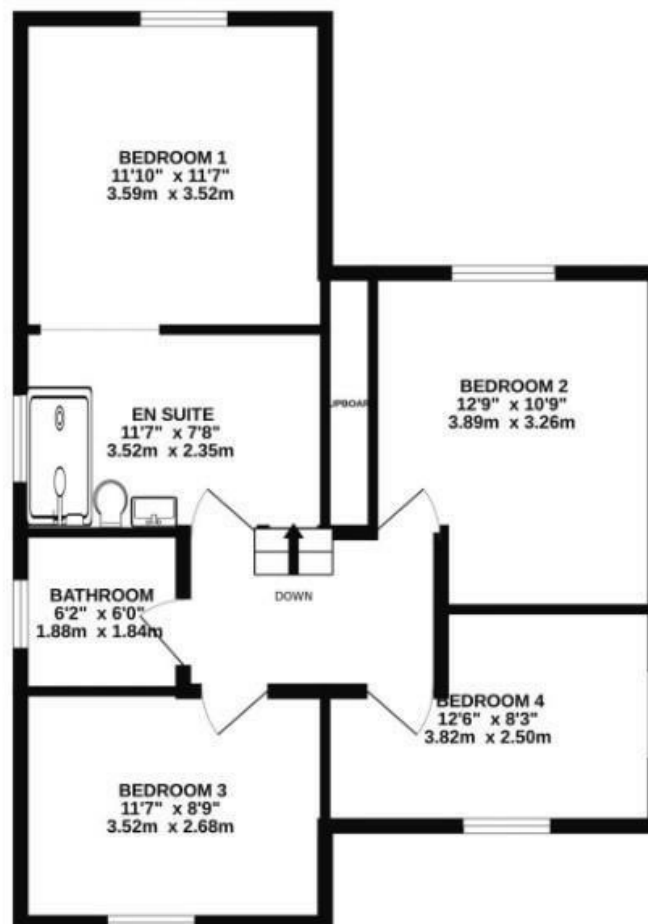
Garrick Green | Norwich | NR6  
 Guide £359,000

abbotFox

GROUND FLOOR  
 656 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR  
 603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1259 sq.ft. (117.0 sq.m.) 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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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.



abbotFox presents this good sized, extended family home in Old Catton.

Now in need of some updating it provides new owners the opportunity to put their own mark on it.

Generously proportioned throughout accommodation briefly comprises; entrance hall, home office, dual aspect sitting room which flows through to a dining room opening into a kitchen breakfast room. There is a WC on the ground floor.

The first floor provides four bedrooms, the principal bedroom with an en suite shower room. There is a family bathroom off the landing also.

Outside, there is a front garden and driveway. To the rear there is a good sized, enclosed garden. There is a rear driveway and detached garage.

Agents Note: In accordance with Section 21 of the Estate Agents Act 1979 we would advise all interested parties that the vendor of this property works within the industry.

